TOWN OF
SAN ANSELMO
EST. 1907

525 San Anselmo Avenue
San Anselmo, CA 94960

Town Council

Agenda

Tuesday, January 10, 2023	**19:00**	**Meetings held In-Person and via Zoom: https://us02web.zoom.us/j/84673857578**

https://us02web.zoom.us/j/84673857578

Or Telephone: +1 669 900 6833 | Webinar ID: 846 7385 7578

How to Submit Comments Before the Meeting: Members of the public are encouraged to submit email correspondence to savila@townofsananselmo.org before the meeting begins.

How to Participate During the Meeting: Members of the public will have the option to speak during the meeting through the Zoom application by using their phone or an electronic device.

For PC, Mac, or smart phone, Use “Raise hand” function when public comment for an item is requested. It is a button that is located at the top or bottom of your screen, based on your computer

For landline phones, raise hand to be recognized with *9

Call to Order. Optional Pledge of Allegiance: The Mayor or a designated Council member will recite the Pledge of Allegiance for members of the Council and the public who wish to join in the recitation.

Open time for public expression.

The public is welcome to address the Council at this time on matters not on the agenda that are within the jurisdiction of the Council. Please be advised that pursuant to Government Code Section 54954.2, Council is not permitted to discuss or take action on any matter not on the agenda unless it determines that an emergency exists, or that there is a need to take immediate action which arose following posting of the agenda. Comments may be no longer than three minutes and should be respectful to the community.

Council requests for future agenda items.

Council committee liaison reports, questions and comments to staff; staff miscellaneous items.

Special Presentation.

SPL PT Oath of Office for Newly Elected- Councilmember, Tarrell Kullaway and Town Clerk, Cecily T. Wilson **22-484**

Attachments: Staff Report

Consent Agenda:

The opportunity for public comment on consent agenda items will occur prior to Council discussion of the consent agenda. The Council may approve the entire consent agenda with one action. In the alternative, items on the consent agenda may be removed by any Council or staff member, for separate discussion and vote.

1.1. Approval of the Draft Minutes of the Town Council Meeting of December 13, 2022. **22-481**

Attachments: Staff Report
Attachment 1- December 13, 2022 Draft Minutes

1.2. Consider Adoption of Resolution to Allow for Virtual Town Council and Committee Meetings in Compliance with AB 361. **22-482**

Attachments: Staff Report
Attachment 1- Resolution

1.3. Report of Warrants Issued, December 2022 **22-491**

Attachments: Staff Report
Attachment 1 - Check Report - December 2022

Council Items:

2. Approve Resolution of the Town Council Authorizing the Appropriation of Funds for the Purchase of iPads for the Installation and use of the Granicus- iLegislate Digital Agenda Application The consideration of the adoption of the Resolution does not constitute a "Project" and is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section §15378. **22-485**

Attachments: Staff Report
Attachment 1- iLegislate Product Information Sheet
Attachment 2- Draft Resolution

3. Review the Public Draft 6th Cycle Housing Element and Approve by Motion the Submittal of the Draft to the California Department of Housing and Community Development **22-492**

Attachments: Staff Report
Attachment 1-Public Draft Housing Element
Attachment 2- Government Code Section 65583
Attachment 3- Housing Element Site Inventory Guidebook
Attachment 4- Affirmatively Furthering Fair Housing
Attachment 5- Requested Residential Denisty Analysis
Attachment 6- Public Outreach Post Card
Public Comment- Campaign for Fair Housing Elements
Public Comment- Online Anonymous
Public Comment- Shabanhangi
PPT Presentation

Adjourn

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Town Staff at email savila@townofsananselmo.org. Notification at least 48 hours prior to the meeting will enable the Town to make reasonable accommodation to help insure accessibility to this meeting.

Any writings or documents provided to a majority of the Town Council regarding any item on this agenda after the distribution of the original packet will be made available for public inspection at the public counter at Town Hall located at 525 San Anselmo Avenue.

Notice is hereby given that Council may discuss and/or take action on any or all of the items listed on this agenda. If any of these matters above are challenged in court, you may be limited to raising only those issues you or someone else raised at any public hearing described on this agenda, or in written correspondence delivered at, or prior to, this Council meeting. Judicial review of an administrative decision of the Town Council must be filed with the Court not later than the 90th day following the date of the Council's decision (Code of Civil Procedure Section 1094.6) Any item not under discussion before 10:00 p.m. may be continued to the next regular meeting. Next regular meeting is Tuesday, January 24, 2023.

I certify that this agenda was posted on the Public Notice Bulletin Board on or before Friday, January 6, 2023.

_____

Serge Avila, Town Clerk

Town of San Anselmo

Staff Report

525 San Anselmo Avenue
San Anselmo, CA 94960

TO: TOWN COUNCIL January 10, 2023 **Item #:** SPL PT

SUBJECT:
Oath of Office for Newly Elected- Councilmember, Tarrell Kullaway and Town Clerk, Cecily T. Wilson

Town of San Anselmo

Staff Report

525 San Anselmo Avenue
San Anselmo, CA 94960

TO: TOWN COUNCIL January 10, 2023 **Item #:** 1.1.

Approval of the Draft Minutes of the Town Council Meeting of December 13, 2022.

San Anselmo Council Minutes

Regular Meeting

Town Council Chambers and Via teleconference

Tuesday, December 13, 2022

Mayor Fineman called the Regular meeting to order at 7:00 p.m.

Call to Order: Optional Pledge of Allegiance

COUNCILMEMBERS PRESENT: Alexis Fineman, Mayor
Steve Burdo, Vice-Mayor
Eileen Burke
Brian Colbert
Ford Greene

STAFF MEMBERS PRESENT: Dave Donery, Town Manager
Megan Acevedo, Town Attorney
Serge Avila, Town Clerk
Heidi Scoble, Planning Director
Sean Condry, Public Works Director
Erica Freeman, Building Official
Mike Norton, CMPA Chief

Open Time for Public Expression

Ms. Gail Page discussed the purchase of Building Bridge 2 by the County, a Budget for Public Consumption request, and flood projects. She asked for transparency and accountability.

Jack stated marsh preservation is an important part of flood mitigation.

Ms. Ann Politzer thanked Councilmember Greene for his service. She asked for a report from the ad hoc committee that is talking to the County about the fate of Building Bridge 2.

Council requests for future agenda items; Committee liaison reports; questions and comments to staff; miscellaneous items

Councilmember Burke reported the Archie Williams Girls' Volleyball team is headed to the Division III State Championships (Go Falcons!); she did not attend any meetings this month; the Hillsdale Pocket Park is moving forward; progress is being made on the Memorial Park Project and the fields will be ready for the opening of Baseball Season (Play Ball!); she attended the Holiday Tree Lighting Event.

Vice Mayor Burdo reported he attended his first LAFCO meeting; the Holiday Tree Lighting Event; the work going on at Memorial Park looks fantastic; the work at the Hillsdale Pocket Park also looks great.

Councilmember Ford reported on the increase in traffic congestion on Sir Francis Drake Boulevard and he suggested motorist turn off his or her engines when at a standstill.

Councilmember Colbert reported he gave a lecture at Hass Business School; there is an opportunity to drop off toys for those less fortunate; gave an update on the recent Ad Hoc Committee for Creek Park meeting- the hope is to open the park in the summer of 2023.

Mayor Fineman reported the Holiday Tree Lighting was wonderful and it is great to see in-person gatherings; the Ross Valley Fire Department will be hosting a workshop soon on the future of the department; the Housing Element subcommittee will meet this Thursday.

Town Manager Donery reported he submitted the Council's questions to Flood Zone 9.

Special Presentation

1. Open Space Committee- Bald Hill Property Acquisition

Open Space Committee member Jonathon Braun discussed the acquisition of Bald Hill property.

Mayor Fineman opened the meeting to public comments.

Mr. Ralph Myham, Mr. Paul Chignell, and Mr. Stanley Radke thanked Mr. Braun and the Open Space Committee and supported the expenditure.

Mayor Fineman closed the meeting to public comments.

The Council thanked the Open Space Committee for its tireless work.

2. Consent Agenda

2.1 Approve the Draft Minutes of the Town Council Meeting- November 15, 2022

2.2 Consider Adoption of Resolution No. 4463 to Allow for Virtual Town Council and Committee Meetings in Compliance with AB 361

2.3 Reports of Warrants Issued, November 2022

2.4 Adopt Ordinance No. 1172 to Repeal and Replace Title 10 “Planning and Zoning” Chapter 6 Accessory Dwellings

2.5 Adopt Ordinance No. 1173 prohibiting the use of gasoline-powered landscape equipment

2.6 Progress Report on Work Plan Priorities

2.7 Resolution No. 4464 Authorizing Town Manager to execute Agreements with the California Department of Tax and Fee Administration for Collection of the Town’s Transactions and Use Tax

2.8 Resolution No. 4465 Authorizing the Examination of Transactions (Sales) and Use Tax Records

2.9 Approve Announcing and publicizing impending expiration of terms for Board and Commission seats

Mayor Fineman opened the meeting to public comments.

There were no comments.

Mayor Fineman closed the meeting to public comments.

M/s, Burdo/Burke, Motion to approve the Consent Calendar as submitted.

AYES: Burdo, Burke, Colbert, Greene, Mayor Fineman
NOES: None

Council Items

3. Recognize Wayne Cooper for his many years of volunteer service to the Police Department

Central Marin Police Authority Chief Norton recognized and thanked Mr. Cooper for his service to the Police Department.

Mr. Cooper stated it was an honor to have volunteered for the Police Department.

Mayor Fineman opened the meeting to public comments.

There were no comments.

Mayor Fineman closed the meeting to public comments.

The Council thanked Mr. Cooper for his years of service.

4. Recognize the service of outgoing Councilmember Ford Greene
Town Manager Donery presented a staff report.

Mayor Fineman opened the meeting to public comments.

Mr. Larry Bragman stated he and Councilmember Greene have something in common- pursuing justice against powerful institutions. Councilmember Greene has demonstrated daring and skill in his many years of public service.

Mr. Jeff Kroot, former San Anselmo Councilmember, stated Councilmember Greene has accomplished a lot including saving Memorial Park from becoming a detention basin. People always knew where he stood. He is a fabric of the community.

Mr. Frank Egger, former Mayor of Fairfax, thanked Councilmember Greene for years of unwavering service to San Anselmo and the upper Ross Valley.

Mayor Fineman closed the meeting to public comments.

The Council individually thanked Councilmember Greene for fifteen years of service on the Council.

Town Manager Donery presented Councilmember Greene with several gifts.
Councilmember Greene discussed his years of service and stated it was an honor to have served the residents of San Anselmo.

Councilmember Greene left the meeting.

At 8:45 PM Council took a ten-minute recess.

Council reconvened at 8:55 PM

5. Oath of Office for Newly Elected- Town Clerk, Cecily T. Wilson and Town Treasurer John Mahl.

Mayor Fineman stated the Oath of Office will be administered to Town Clerk Cecily Wilson at the next meeting.

Town Clerk Avila administered the Oath of Office to Town Treasurer John Mahl.

Mayor Fineman opened the meeting to public comments.

There were no comments.

Mayor Fineman closed the meeting to public comments.

6. Recognize the service of Outgoing Mayor Alexis Fineman

Vice Mayor Burdo stated it was a pleasure to have served as Mayor Fineman's Vice Mayor.

Mayor Fineman opened the meeting to public comments.

Mr. Willie Burke thanked Mayor Fineman for all the work she has put in- he has witnessed it first-hand.

Ms. Renee Goddard stated Mayor Fineman has been a guiding light for her.

Mayor Fineman closed the meeting to public comments.

The Council individually thanked Mayor Fineman for servicing as Mayor during difficult times.

Mayor Fineman reflected on some of the past year's accomplishments.

7. Reorganization of Town Council: Elect Mayor and Vice Mayor to one-year terms

Mayor Fineman noted Vice Mayor Burdo is in line to become Mayor.

M/s, Fineman/Colbert, Motion to elect Vice Mayor Burdo as Mayor.
AYES: Burdo, Burke, Colbert, Mayor Fineman
NOES: None

M/s, Burdo/Fineman, Motion to elect Councilmember Burke as Vice Mayor.
AYES: Burke, Colbert, Fineman, Mayor Burdo
NOES: None

8. Consider appointment of a Councilmember as an alternate representative to the Ross Valley Fire Board

Mayor Burdo took the Mayor's seat at the dais.

Mayor Burdo stated staff is of the opinion that this matter could be continued.

9. Consider appointment of a Councilmember as an alternate representative to the MCE Board of Directors

Mayor Burdo stated staff is of the opinion that this matter could be continued.

M/s, Burke/Colbert, Motion to adjourn the meeting at 9:18 p.m.
AYES: Burke, Colbert, Fineman, Mayor Burdo
NOES: None

Respectfully submitted,
Toni DeFrancis,
Recording Secretary

TO: TOWN COUNCIL January 10, 2023 **Item #:** 1.2.

FROM:
Serge Avila, Town Clerk
Megan H. Acevedo, Town Attorney

SUBJECT:
Consider Adoption of Resolution to Allow for Virtual Town Council and Committee Meetings in Compliance with AB 361.

RECOMMENDATION

That the Town Council adopt the attached resolution making findings pursuant to AB 361 to support continued use of teleconferencing/videoconferencing to hold public meetings of the Town Council and Town legislative bodies during the continuing state of emergency proclaimed by Governor Newsom on March 4, 2020. (Attachment 1).

BACKGROUND

On March 4, 2020, Governor Newsom declared a state of emergency pursuant to Government Code section 8625 due to COVID-19. Recognizing the need to promote social distancing while allowing local legislative bodies to continue operating during the emergency, Governor Newsom signed Executive Orders N-25-20, N-29-20, and N-08-21, which suspended provisions of the Brown Act. Those Orders permitted legislative bodies to hold virtual meetings; however, the relevant provisions expired on September 30, 2021.

On September 16, 2021, Governor Newsom signed AB 361, which extends the authority of public agencies to conduct meetings by teleconference, including video conference, during State-declared emergencies. Specifically, the bill provides that a legislative body may hold virtual meetings where there is a proclaimed state of emergency and state or local officials have imposed or recommended measures to promote social distancing. (Cal. Gov. Code § 54953(e)(1)(A)).

On September 22, 2021, the Marin County Director of Health & Human Services, Benita McLarin, sent a letter to the Marin County Board of Supervisors recommending continued social distancing for local government meetings.

> Local government meetings are indoor meetings that are sometimes crowded, involve many different and unfamiliar households, and can last many hours. Given those circumstances, I recommend a continued emphasis on social distancing measures as

much as possible to make public meetings as safe as possible. These measures can include using video/teleconferencing when it meets community needs and spacing at in-person meetings so that individuals from different households are not sitting next to each other.

Ms. McLarin has confirmed that these recommendations remain in place, including in her letter to the Board on December 6, 2022.

On November 26, 2021, the World Health Organization (WHO) classified a new variant, B.1.1.529, as a Variant of Concern and named it Omicron and on November 30, 2021, the United States also classified it as a Variant of Concern. On December 1, 2021, the California and San Francisco Departments of Public Health confirmed that a recent case of COVID-19 in California was caused by the Omicron variant. Omicron is more contagious than previous variants and spread rapidly. On January 10, 2022, the U.S. reported 1,400,000 positive COVID cases in a single day. On February 22, 2022, the World Health Organization identified a second Omicron variant as a variant of concern and case rates have risen as a result of its spread.

On October 12, 2021, November 9, 2021, December 14, 2021, January 11, 2022, February 8, 2022, March 8, 2022, and April 12, 2022, May 10, 2022, June 14, 2022, July 26, 2022, August 23, 2022, September 13, 2022, September 27, 2022, October 11, 2022, October 25, 2022, November 15, 2022, and December 13, 2022, the Town Council adopted resolutions with the requisite findings that the state of emergency is in effect, that measures to promote social distancing are still being recommended by local officials, and that the state of emergency directly impacts the ability of the public and the members of the Town Council and legislative bodies to meet safely indoors in person.

On September 27, 2022, Council discussed format options for public meetings. On October 11, 2022, the Council decided to continue to utilize a hybrid meeting format for Town Council and committee meetings and to allow the public to join those meetings in-person and/or virtually.

This option allows for in-person public participation with capacity limits. The Council requested that staff arrange the seating for the public so that there is space between the seats that allows no more that 50% of the legal occupancy of the room at one time. It was noted that the lobby and adjacent outdoor space under the arbor have speakers and the meeting can be viewed through windows. The Council also requested that the microphone to be used for in-person public input be placed in the center aisle towards the back of the room and that any queue that is formed be in the lobby. The Council directed that Town Council members be seated with one seat space between them and for staff to place HEPA-filtered air purifiers in the Council Chambers to be operated during meetings.

Finally, the Council directed the new meeting format policy be instituted for all Town commissions and committees beginning in November of 2022. For meeting taking place in the Historical Museum, it is recommended that only 50% of the seating for public participation be available.

FISCAL IMPACT

There would be no direct fiscal impact to the Town to approve this item.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Adopting a resolution to establish the format for public meetings during a state of emergency is not a "project" under the California Environmental Quality Act (CEQA), because it does not involve an activity that has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

CONCLUSION

Staff respectfully requests that the Council adopt the attached resolution to allow for continued use of video/teleconferencing in a hybrid meeting format.

Attachment 1- Resolution

RESOLUTION NO. _____

RESOLUTION REGARDING TELECONFERENCE AND VIDEOCONFERENCE MEETINGS DURING THE COVID-19 STATE OF EMERGENCY

WHEREAS, on March 4, 2020, Governor Newsom proclaimed pursuant to his authority under the California Emergency Services Act, California Government Code Section 8625, that a state of emergency exists due to a novel coronavirus (COVID- 19); and

WHEREAS, on June 4, 2021, in lifting many restrictions that the State previously imposed due to COVID-19, the Governor indicated that those changes did not end the ongoing, proclaimed state of emergency; and

WHEREAS, as of the date of this Resolution, neither the Governor nor the Legislature have exercised their respective powers pursuant to California Government Code section 8629 to lift the state of emergency either by proclamation or by concurrent resolution in the state Legislature; and

WHEREAS, the continued local rates of transmission of the virus and variants causing COVID-19 are such that on September 22, 2021, the Marin County Director of Health & Human Services recommended that local government entities continue to emphasize social distancing in order to minimize the potential spread of COVID-19 during indoor, public meetings; and

WHEREAS, the County Director of Health & Human Services' has confirmed her recommendation related to public meetings, including in a letter to the Board of Directors on December 6, 2022; and

WHEREAS, on November 26, 2021, the World Health Organization (WHO) classified a new variant, B.1.1.529, as a Variant of Concern and named it Omicron and on December 1, 2021, the California and San Francisco Departments of Public Health confirmed that the first case of COVID-19 in California caused by the Omicron variant; and

WHEREAS, on February 22, 2022, the WHO labeled a second version of Omicron to be a new variant of concern and additional contagious Omicron variants continue to be identified; and

WHEREAS, in light of the County's recommendation and the current COVID-19 variants of concern, the Town Council desires to continue to have the flexibility, for itself and for all other Town legislative bodies, to meet by teleconference and/or videoconference, and where a hybrid format is used, to allow no more than 50% of the legal occupancy of the room; and

WHEREAS, adopting a resolution to establish the format for public meetings during a state of emergency is not a "project" under the California Environmental Quality Act (CEQA),

because it does not involve an activity that has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The above recitals are hereby incorporated as if fully set forth herein.
2. There is an ongoing proclaimed state of emergency relating to the novel coronavirus causing the disease known as COVID-19.
3. The state of emergency continues to directly impact the ability of Town Council and standing committees and commissions to meet safely in person.
4. Local health officials, including the County Director of Health & Human Services, continue to recommend social distancing during public meetings, including the use of tele/video conferencing.

PASSED AND ADOPTED at the regular meeting of the Town Council of the Town of San Anselmo held on the 10th day of January, 2023, by the following vote:

AYES: Councilmember:
NOES: Councilmember:
ABSENT: Councilmember:

_____
Steve Burdo, Mayor

Attest:

_____
Serge Avila, Town Clerk

525 San Anselmo Avenue
San Anselmo, CA 94960

TO: TOWN COUNCIL January 10, 2023 **Item #:** 1.3.

FROM:
Jeff Zuba, Finance & Administrative Services Director

SUBJECT:
Report of Warrants Issued, December 2022

RECOMMENDATION
That Council acknowledge and file warrant numbers 95184 to 95326 issued during the month of December 2022 and bank draft numbers DFT04001, DFT04020, and DFT04021 in a total amount of $1,399,769.33.

BACKGROUND
This report is an itemization of payments made to vendors during the month just ended. It also includes wires to Bank of America for December 2022 payrolls, including payments for retirement and health benefits. The Bank of America account is used for payroll related items. The following warrants were voided or cancelled: 95215, 95220, and 95238-95241.

Attachment I – Check Report_December 2022

Check Report

Town of San Anselmo

By Check Number

Date Range: 12/01/2022 - 12/31/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-AP - OPERATING POOL						
02922	Alpha Trenchless	12/01/2022	Regular	0.00	1,500.00	95184
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
R13946	Invoice	12/01/2022	11.22.2022 - 150 KNOLL RD - ROAD BOND	0.00	1,500.00	
01.00.20314	ROAD BOND		11.22.2022 - 150 KNOLL RD - RO	1,500.00		
00001	AT&T Calnet	12/01/2022	Regular	0.00	450.68	95185
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
000019100071	Invoice	12/01/2022	634 - TRAFFIC LIGHT MODEM - 10.20.22 -	0.00	450.68	
41.41.61701	UTILITIES-ELECTRICITY		634 - TRAFFIC LIGHT MODEM -	450.68		
00007	Bay Cities Joint Power Insurance Authority	12/01/2022	Regular	0.00	422.00	95186
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
BCJPIA-2023-011	Invoice	12/01/2022	11.21.2022 - WOKERS COMPENSATION -	0.00	422.00	
40.21.61907	WORKERS COMPENSATIO		11.21.2022 - WOKERS COMPEN	422.00		
02524	Code Source	12/01/2022	Regular	0.00	350.00	95187
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
11245	Invoice	12/01/2022	11.22.2022 - SENIOR PLAN EXAMINER - #	0.00	350.00	
01.41.61157	PLAN CHECKING		11.22.2022 - SENIOR PLAN EXA	350.00		
00072	Comcast	12/01/2022	Regular	0.00	409.20	95188
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
583-11162022	Invoice	12/01/2022	583 - CORPYARD INTERNET - 11.21.22 - 12	0.00	250.60	
41.41.61701	UTILITIES-ELECTRICITY		583 - CORPYARD INTERNET - 11.	250.60		
758-11192022	Invoice	12/01/2022	758 - TH INTERNET - 11.24.22 - 12.23.22	0.00	158.60	
41.41.61701	UTILITIES-ELECTRICITY		758 - TH INTERNET - 11.24.22 -	158.60		
00462	County of Marin - Marin.Org	12/01/2022	Regular	0.00	8,626.11	95189
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
1679	Invoice	12/01/2022	4.2022-6.2022 - MIDAS Network Access	0.00	8,626.11	
42.21.63003	COMPUTER HARDWARE/		4.2022-6.2022 - MIDAS Network	8,626.11		
00533	Davis Sign Company	12/01/2022	Regular	0.00	426.08	95190
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
35891	Invoice	12/01/2022	11.28.2022 - CLOSED BANNERS - MEMORI	0.00	426.08	
70.81.62997	MEMORIAL PARK MASTE		11.28.2022 - CLOSED BANNERS -	426.08		
00712	Donna Simonsen	12/01/2022	Regular	0.00	164.25	95191
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0008819	Invoice	12/01/2022	11.28.2022 - LEISURE WALKS IN MARIN -	0.00	164.25	
21.62.61170	ADULT ART & CULTURE SE		11.28.2022 - LEISURE WALKS IN	164.25		
03352	Granite Construction Company	12/01/2022	Regular	0.00	2,679.60	95192

Check Report **Date Range: 12/01/2022 - 12/31/2022**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2344511	Invoice	12/01/2022	10.10.2022 EZ STREET BAG 13090	0.00	2,679.60	
	01.42.62908	SUPPLIES-STREET MAINT	10.10.2022 EZ STREET BAG 1309	2,679.60		
02606	Halleh Besharati	12/01/2022	Regular	0.00	5,965.40	95193
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0008820	Invoice	12/01/2022	11.28.2022 - COOKING CAMP - CLAY & PL	0.00	5,965.40	
	21.62.61175	KIDS CULTURE SERVICES	11.28.2022 - COOKING CAMP -	330.40		
	21.63.61186	SPECIALTY CAMPS SERVIC	11.28.2022 - COOKING CAMP -	5,635.00		
02586	HdL Software LLC	12/01/2022	Regular	0.00	405.53	95194
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SIN023089	Invoice	12/01/2022	10.31.2022 - NEW ACCOUNTS PROCESSED	0.00	405.53	
	01.12.61150	OUTSIDE SERVICES-OTHE	10.31.2022 - NEW ACCOUNTS P	405.53		
03329	JV Lucas Paving, Inc	12/01/2022	Regular	0.00	60,964.17	95195
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0008862	Invoice	12/01/2022	11.30.2022 - 2022 STREET RESURFACING -	0.00	60,964.17	
	12.41.63107	CAPITAL OUTLAY - PAVIN	11.30.2022 - 2022 STREET RESU	60,964.17		
00148	Maggiora & Ghilotti Inc.	12/01/2022	Regular	0.00	25,533.97	95196
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
RETENTION	Invoice	12/01/2022	09.30.2022 - 2021 PAVEMENT REHAB PRJ	0.00	25,533.97	
	19.41.63107	CAPITAL OUTLAY - PAVIN	09.30.2022 - 2021 PAVEMENT R	25,533.97		
00150	Marin Color Service Inc.	12/01/2022	Regular	0.00	38.65	95197
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
S0555153-B	Invoice	12/01/2022	11.04.2022 - RUSTY METAL PRIMER - COR	0.00	38.65	
	01.81.62200	DEPARTMENTAL SUPPLIE	11.04.2022 - REPLACEMENT CK	38.65		
00029	Marin IT	12/01/2022	Regular	0.00	11,741.66	95198
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2022-119250	Invoice	12/01/2022	11.23.2022 - AGREMENT MANAGED OFFI	0.00	963.00	
	42.21.63003	COMPUTER HARDWARE/	11.23.2022 - AGREMENT MANA	963.00		
2022-119251	Invoice	12/01/2022	11.23.2022 - AGREEMENT ONSITE SUPPO	0.00	5,720.00	
	42.21.63003	COMPUTER HARDWARE/	11.23.2022 - AGREEMENT ONSI	5,720.00		
2022-119253	Invoice	12/01/2022	11.23.2022 - AGREEMENT IT MANAGEME	0.00	5,026.67	
	42.21.63003	COMPUTER HARDWARE/	11.23.2022 - AGREEMENT IT M	5,026.67		
2022-24375	Invoice	12/01/2022	11.18.2022 - STARTECH DISPLAY PORT - LI	0.00	31.99	
	42.21.63003	COMPUTER HARDWARE/	11.18.2022 - STARTECH DISPLAY	31.99		
00142	Marin Municipal Water District	12/01/2022	Regular	0.00	259.89	95199
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
622-11142022	Invoice	12/01/2022	622 - IMAGINATION PARK - 09.13.22 - 11.	0.00	86.63	
	14.81.61150	OUTSIDE SERVICES-OTHE	622 - IMAGINATION PARK - 09.1	86.63		
623-11142022	Invoice	12/01/2022	623 - IMAGINATION PARK - 09.13.22 - 11.	0.00	86.63	
	14.81.61150	OUTSIDE SERVICES-OTHE	623 - IMAGINATION PARK - 09.1	86.63		
624-11142022	Invoice	12/01/2022	624 - IMAGINATION PARK - 09.13.22 - 11.	0.00	86.63	
	14.81.61150	OUTSIDE SERVICES-OTHE	624 - IMAGINATION PARK - 09.1	86.63		
02584	Michael Clagett	12/01/2022	Regular	0.00	3,971.83	95200

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0008821	Invoice	12/01/2022	11.28.2022 - REIMBURSEMENT - SUPPLIE	0.00	199.08	
	21.63.62990	SPECIALTY CAMP SUPPLIE	11.28.2022 - REIMBURSEMENT -	21.35		
	21.63.62990	SPECIALTY CAMP SUPPLIE	11.28.2022 - REIMBURSEMENT -	72.38		
	21.63.62990	SPECIALTY CAMP SUPPLIE	11.28.2022 - REIMBURSEMENT -	105.35		
INV0008822	Invoice	12/01/2022	11.28.2022 - THANKSGIVING BREAK CAM	0.00	3,772.75	
	21.63.61186	SPECIALTY CAMPS SERVIC	11.28.2022 - THANKSGIVING BR	3,772.75		
03353	Morf Builders	12/01/2022	Regular	0.00	1,500.00	95201
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
R5506	Invoice	12/01/2022	11.30.2022 - 124 MEADOWCROFT DR - R	0.00	500.00	
	01.00.20314	ROAD BOND	11.30.2022 - 124 MEADOWCRO	500.00		
R686	Invoice	12/01/2022	11.30.2022 - 124 MEADOWCROFT DR - R	0.00	1,000.00	
	01.00.20314	ROAD BOND	11.30.2022 - 124 MEADOWCRO	1,000.00		
03211	ODP Business Solutions LLC	12/01/2022	Regular	0.00	600.59	95202
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
277537606001	Invoice	12/01/2022	11.21.2022 - COVID-19 TEST - ADMIN - QT	0.00	195.53	
	01.12.62000	OFFICE SUPPLIES	11.21.2022 - COVID-19 TEST - A	195.53		
278653837001	Invoice	12/01/2022	11.23.2022 - STAND UP DESK - SUPPLIES -	0.00	405.06	
	01.81.62000	OFFICE SUPPLIES	11.23.2022 - STAND UP DESK - S	405.06		
03350	Richard Dowd	12/01/2022	Regular	0.00	1,205.74	95203
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
R13684	Invoice	12/01/2022	11.22.2022 - 187 OAK SPRINGS RD. - PLA	0.00	1,205.74	
	01.00.42201	CONSTR: PLAN CHECK	11.22.2022 - 187 OAK SPRINGS	1,205.74		
03351	Southern Marin Fire Protection District	12/01/2022	Regular	0.00	1,056.83	95204
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
22-23-36	Invoice	12/01/2022	11.15.2022 - EMERGENCY PREPAREDNESS	0.00	1,056.83	
	01.12.61150	OUTSIDE SERVICES-OTHE	11.15.2022 - EMERGENCY PREP	1,056.83		
02087	Telecom Law Firm PC	12/01/2022	Regular	0.00	1,078.00	95205
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
13781	Invoice	12/01/2022	11.28.2022 - T MOBILE - 2 RED HILL AVE -	0.00	1,078.00	
	01.00.20371	PLANNING COSTS TO BE	11.28.2022 - T MOBILE - 2 RED	1,078.00		
03207	Toni DeFrancis	12/01/2022	Regular	0.00	200.00	95206
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2022-PC1121	Invoice	12/01/2022	11.28.2022 -TRANSCRIPTION SRVCS - 5 H	0.00	200.00	
	01.18.61150	OUTSIDE SERVICES-OTHE	11.28.2022 -TRANSCRIPTION SR	200.00		
03349	U.S. Bank	12/01/2022	Regular	0.00	1,300.00	95207
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
6706494	Invoice	12/01/2022	10.25.2022 - TAXABLE PENSION - OBLIGAT	0.00	1,300.00	
	01.40.61143	OUTSIDE SERVICES: BON	10.25.2022 - TAXABLE PENSION	1,300.00		
00384	Van Midde & Son Concrete	12/01/2022	Regular	0.00	400.00	95208

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
14032	Invoice	12/01/2022	09.02.2022 - 316 GREENFIELD AVE - 16 SF	0.00	400.00	
	01.00.20304	CONCRETE CONTRACT	09.02.2022 - 316 GREENFIELD A	400.00		
02905	Wells Fargo Vendor Financial Services, LLC	12/01/2022	Regular	0.00	920.77	95209
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5022661630	Invoice	12/01/2022	11.11.2022 - COPIER LEASE - 11.07.22 - 12	0.00	920.77	
	01.12.61402	COPY MACHINE LEASE	11.11.2022 - COPIER LEASE - 11.	230.19		
	01.18.61402	COPY MACHINE LEASE	11.11.2022 - COPIER LEASE - 11.	230.19		
	01.41.61402	COPY MACHINE LEASE	11.11.2022 - COPIER LEASE - 11.	230.19		
	21.65.62200	DEPARTMENTAL SUPPLIE	11.11.2022 - COPIER LEASE - 11.	230.20		
02013	Zaragoza Plumbing	12/01/2022	Regular	0.00	157.00	95210
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
WEB4675	Invoice	12/01/2022	11.22.2022 - 629 SAN ANSELMO AVE - PL	0.00	157.00	
	01.00.42206	CONSTR: ENCROACHMEN	11.22.2022 - 629 SAN ANSELMO	157.00		
03230	All Bay Sewer, Inc.	12/08/2022	Regular	0.00	1,000.00	95211
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
R13815	Invoice	12/08/2022	12.07.2022 - 312 SFD BLVD - ROAD BOND	0.00	1,000.00	
	01.00.20314	ROAD BOND	12.07.2022 - 312 SFD BLVD - RO	1,000.00		
03354	Arlette Castellanos	12/08/2022	Regular	0.00	200.00	95212
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1	Invoice	12/08/2022	11.09.2022 - SPANISH STORYTIME - 11.02.	0.00	200.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	11.09.2022 - SPANISH STORYTI	200.00		
00001	AT&T Calnet	12/08/2022	Regular	0.00	275.30	95213
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
000019114526	Invoice	12/08/2022	586 - RECREATION DEPT FAX - 10.25.22 - 1	0.00	230.75	
	21.65.61705	UTILITIES-TELEPHONE	586 - RECREATION DEPT FAX - 1	230.75		
000019123447	Invoice	12/08/2022	576 - TH CHAMBERS PHONE - 10.27.2022	0.00	44.55	
	42.21.63003	COMPUTER HARDWARE/	576 - TH CHAMBERS PHONE - 1	44.55		
00388	Baker & Taylor	12/08/2022	Regular	0.00	1,910.93	95214
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5018020236	Invoice	12/08/2022	11.14.2022 - LIBRARY - ADULT BOOKS	0.00	42.47	
	01.71.62301	ADULT BOOKS	11.14.2022 - LIBRARY - ADULT B	42.47		
5018020238	Invoice	12/08/2022	11.14.2022 - LIBRARY - ADULT BOOKS	0.00	426.86	
	27.71.62301	ADULT BOOKS	11.14.2022 - LIBRARY - ADULT B	426.86		
5018020239	Invoice	12/08/2022	11.14.2022 - LIBRARY - ADULT BOOKS	0.00	93.15	
	01.71.62301	ADULT BOOKS	11.14.2022 - LIBRARY - ADULT B	93.15		
5018020240	Invoice	12/08/2022	11.14.2022 - LIBRARY - ADULT BOOKS	0.00	89.16	
	01.71.62301	ADULT BOOKS	11.14.2022 - LIBRARY - ADULT B	89.16		
5018020241	Invoice	12/08/2022	11.14.2022 - LIBRARY - ADULT BOOKS	0.00	113.63	
	01.71.62301	ADULT BOOKS	11.14.2022 - LIBRARY - ADULT B	113.63		
5018020242	Invoice	12/08/2022	11.14.2022 - LIBRARY - ADULT BOOKS	0.00	21.59	
	01.71.62301	ADULT BOOKS	11.14.2022 - LIBRARY - ADULT B	21.59		
5018020243	Invoice	12/08/2022	11.14.2022 - LIBRARY - ADULT BOOKS	0.00	22.21	
	01.71.62301	ADULT BOOKS	11.14.2022 - LIBRARY - ADULT B	22.21		
5018020244	Invoice	12/08/2022	11.14.2022 - LIBRARY - ADULT BOOKS	0.00	19.60	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.71.62301 ADULT BOOKS		11.14.2022 - LIBRARY - ADULT B		19.60	
5018020245	Invoice	12/08/2022	11.14.2022 - LIBRARY - ADULT BOOKS	0.00	37.60	
	01.71.62301 ADULT BOOKS		11.14.2022 - LIBRARY - ADULT B		37.60	
5018020246	Invoice	12/08/2022	11.14.2022 - LIBRARY - ADULT BOOKS	0.00	33.82	
	01.71.62301 ADULT BOOKS		11.14.2022 - LIBRARY - ADULT B		33.82	
5018020247	Invoice	12/08/2022	11.14.2022 - LIBRARY - ADULT BOOKS	0.00	557.09	
	01.71.62301 ADULT BOOKS		11.14.2022 - LIBRARY - ADULT B		557.09	
5018020248	Invoice	12/08/2022	11.14.2022 - LIBRARY - ADULT BOOKS	0.00	42.50	
	27.71.62301 ADULT BOOKS		11.14.2022 - LIBRARY - ADULT B		42.50	
5018020249	Invoice	12/08/2022	11.14.2022 - LIBRARY - ADULT BOOKS	0.00	56.97	
	01.71.62301 ADULT BOOKS		11.14.2022 - LIBRARY - ADULT B		56.97	
5018025303	Invoice	12/08/2022	11.15.2022 - LIBRARY - ADULT BOOKS	0.00	20.28	
	01.71.62301 ADULT BOOKS		11.15.2022 - LIBRARY - ADULT B		20.28	
5018025304	Invoice	12/08/2022	11.5.2022 - LIBRARY - ADULT BOOKS	0.00	13.96	
	27.71.62301 ADULT BOOKS		11.5.2022 - LIBRARY - ADULT BO		13.96	
5018025305	Invoice	12/08/2022	11.15.2022 - LIBRARY - ADULT BOOKS	0.00	57.99	
	01.71.62301 ADULT BOOKS		11.15.2022 - LIBRARY - ADULT B		57.99	
5018025306	Invoice	12/08/2022	11.15.2022 - LIBRARY - ADULT BOOKS	0.00	42.45	
	27.71.62301 ADULT BOOKS		11.15.2022 - LIBRARY - ADULT B		42.45	
5018025307	Invoice	12/08/2022	11.15.2022 - LIBRARY - ADULT BOOKS	0.00	30.98	
	27.71.62301 ADULT BOOKS		11.15.2022 - LIBRARY - ADULT B		30.98	
5018025308	Invoice	12/08/2022	11.015.2022 - LIBRARY - ADULT BOOKS	0.00	93.77	
	27.71.62301 ADULT BOOKS		11.015.2022 - LIBRARY - ADULT		93.77	
5018025309	Invoice	12/08/2022	11.15.2022 - LIBRARY - ADULT BOOKS	0.00	20.92	
	01.71.62301 ADULT BOOKS		11.15.2022 - LIBRARY - ADULT B		20.92	
5018052619	Invoice	12/08/2022	11.14.2022 - LIBRARY - BOARD BOOKS	0.00	36.93	
	27.71.62302 CHILDRENS BOOKS		11.14.2022 - LIBRARY - BOARD B		36.93	
H62957880	Invoice	12/08/2022	11.17.2022 - LIBRARY - VIDEOS	0.00	37.00	
	01.71.62307 VIDEOS		11.17.2022 - LIBRARY - VIDEOS		37.00	
	Void	12/08/2022	Regular	0.00	0.00	95215
01345	BSN Sports Inc	12/08/2022	Regular	0.00	112.93	95216
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
919198826	Invoice	12/08/2022	11.10.2022 - BASKETBALLS - ROOKIE BASK	0.00	112.93	
21.61.62961	BASKETBALL SUPPLIES		11.10.2022 - BASKETBALLS - RO	112.93		
00072	Comcast	12/08/2022	Regular	0.00	152.78	95217
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
049-11222022	Invoice	12/08/2022	049 - TH CABLE TV - 11.27.2022 - 12.26.2	0.00	152.78	
42.21.63003	COMPUTER HARDWARE/		049 - TH CABLE TV - 11.27.2022	152.78		
00533	Davis Sign Company	12/08/2022	Regular	0.00	4,305.95	95218
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
35898	Invoice	12/08/2022	12.01.2022 - HOLIDAY ON THE AVE - BAN	0.00	4,305.95	
01.21.61903	PROMOTION OF COMME		12.01.2022 - HOLIDAY ON THE A	4,305.95		
00021	Good & Clean Company Inc	12/08/2022	Regular	0.00	12,280.00	95219
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
65528	Invoice	12/08/2022	12.02.2022 - ADDITIONAL SERVICE - RB, I	0.00	1,200.00	
34.41.61501	BLDG. MAINT-JANITORIAL		12.02.2022 - ADDITIONAL SERVI	1,200.00		
65529	Invoice	12/08/2022	12.02.2022 - JANITORIAL SERVICE - RB, IC	0.00	7,675.00	
01.12.61501	BLDG. MAINT-JANITORIAL		12.02.2022 - JANITORIAL SERVIC	358.39		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.12.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		725.00	
	01.18.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		143.36	
	01.41.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		523.25	
	01.71.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		1,075.00	
	01.71.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		300.00	
	01.81.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		240.00	
	01.81.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		600.00	
	31.41.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		1,125.00	
	31.41.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		1,275.00	
	34.41.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		950.00	
	34.41.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		360.00	
65530	Invoice	12/08/2022	12.02.2022 - JANITORIAL SERVICE - COVID	0.00	3,405.00	
	01.12.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		159.00	
	01.12.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		321.64	
	01.18.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		63.60	
	01.41.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		232.14	
	01.71.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		476.92	
	01.71.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		133.09	
	01.81.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		266.19	
	01.81.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		106.48	
	31.41.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		499.10	
	31.41.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		565.65	
	34.41.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		421.47	
	34.41.61501	BLDG. MAINT-JANITORIAL	12.02.2022 - JANITORIAL SERVIC		159.72	
	Void	12/08/2022	Regular	0.00	0.00	95220
02236	HooplaDigital	12/08/2022	Regular	0.00	526.80	95221
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
503039012	Invoice	12/08/2022	11.30.2022 - DIGITAL AUDIBOOKS - NOVE	0.00	526.80	
27.71.62309	E BOOKS		11.30.2022 - DIGITAL AUDIBOO	526.80		
03281	Jaime E. Valle	12/08/2022	Regular	0.00	5,940.00	95222
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
120222	Invoice	12/08/2022	12.03.2022 - PLAN CHECKING & INSPECTI	0.00	5,940.00	
01.41.61157	PLAN CHECKING		12.03.2022 - PLAN CHECKING &	5,940.00		
03322	Juan Ladaverde	12/08/2022	Regular	0.00	3,775.00	95223
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0008877	Invoice	12/08/2022	12.06.2022 - PAINTING SERVICES - 27 HRS	0.00	1,350.00	
70.81.61150	OUTSIDE SERVICES-OTHE		12.06.2022 - PAINTING SERVICE	1,350.00		
INV0008878	Invoice	12/08/2022	12.06.2022 - PAINTING SERVICES - 48.5 H	0.00	2,425.00	
70.81.61150	OUTSIDE SERVICES-OTHE		12.06.2022 - PAINTING SERVICE	2,425.00		
00113	Juan Olsen Sanchez	12/08/2022	Regular	0.00	9,415.04	95224
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0008876	Invoice	12/08/2022	12.05.2022 - GYMNASTICS - FALL 2022 - P	0.00	9,415.04	
21.61.61167	TUMBLING SERVICES		12.05.2022 - GYMNASTICS - FAL	9,415.04		
03329	JV Lucas Paving, Inc	12/08/2022	Regular	0.00	43,064.45	95225
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
1627	Invoice	12/08/2022	10.10.2022 - 2022 STREET RESURFACING -	0.00	43,064.45	
12.41.63107	CAPITAL OUTLAY - PAVIN		10.10.2022 - 2022 STREET RESU	43,064.45		
02558	Kanopy	12/08/2022	Regular	0.00	580.00	95226

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
326593-PPU	Invoice	12/08/2022	11.30.2022 - LIBRARY - VIDEOS - NOV	0.00	580.00	
	27.71.62307	VIDEOS	11.30.2022 - LIBRARY - VIDEOS -	580.00		
01837	Marin Chinese Cultural Association	12/08/2022	Regular	0.00	200.00	95227
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0008875	Invoice	12/08/2022	11.30.2022 - LION DANCE PERFORMANCE	0.00	200.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	11.30.2022 - LION DANCE PERF	200.00		
00029	Marin IT	12/08/2022	Regular	0.00	2,391.13	95228
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2022-119252	Invoice	12/08/2022	11.30.2022 - AGREEMENT AUTOMATE - R	0.00	1,650.00	
	42.21.63003	COMPUTER HARDWARE/	11.30.2022 - AGREEMENT AUTO	1,650.00		
2022-24407	Invoice	12/08/2022	11.30.2022 - INTEL NUC - MINI PC - CREST	0.00	525.15	
	42.21.63003	COMPUTER HARDWARE/	11.30.2022 - INTEL NUC - MINI	525.15		
2022-24414	Invoice	12/08/2022	12.01.2022 - WINDOWS OFFICE PRO PLUS	0.00	215.98	
	42.21.63003	COMPUTER HARDWARE/	12.01.2022 - WINDOWS OFFICE	215.98		
01388	NCSI	12/08/2022	Regular	0.00	462.50	95229
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
28313	Invoice	12/08/2022	12.01.2022 - BACKGROUND CHECKS - REC	0.00	462.50	
	21.65.61137	FINGERPRINTING	12.01.2022 - BACKGROUND CHE	462.50		
00160	OCLC	12/08/2022	Regular	0.00	23.96	95230
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1000274243	Invoice	12/08/2022	12.01.2022 - CATALOGING & METADATA S	0.00	23.96	
	01.71.61150	OUTSIDE SERVICES-OTHE	12.01.2022 - CATALOGING & ME	23.96		
00128	Pacific Gas & Electric	12/08/2022	Regular	0.00	14,386.67	95231
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
461-11222022	Invoice	12/08/2022	461 - TOWN UTILITIES - 10.06.2022 - 11.0	0.00	14,386.67	
	41.41.61701	UTILITIES-ELECTRICITY	461 - TOWN UTILITIES - 10.06.2	14,386.67		
01831	PIPE SPY MARIN	12/08/2022	Regular	0.00	12,581.00	95232
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1010379	Invoice	12/08/2022	11.08.2022 - PIPE INSPECTION - MEMORI	0.00	12,581.00	
	70.81.62999	MISCELLANEOUS EXPENS	11.08.2022 - PIPE INSPECTION -	12,581.00		
03321	Ready Refresh	12/08/2022	Regular	0.00	390.47	95233
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
12K5900300788	Invoice	12/08/2022	12.02.2022 - TH BOTTLED WATER SERVICE	0.00	390.47	
	01.12.62200	DEPARTMENTAL SUPPLIE	12.02.2022 - TH BOTTLED WATE	97.62		
	01.18.62200	DEPARTMENTAL SUPPLIE	12.02.2022 - TH BOTTLED WATE	97.62		
	01.41.62200	DEPARTMENTAL SUPPLIE	12.02.2022 - TH BOTTLED WATE	97.61		
	01.71.62200	DEPARTMENTAL SUPPLIE	12.02.2022 - TH BOTTLED WATE	97.62		
02818	Yara Fraser	12/08/2022	Regular	0.00	130.00	95234
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0003	Invoice	12/08/2022	11.30.2022 - SATURDAY STORYTIME - 11.2	0.00	130.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	11.30.2022 - SATURDAY STORYTI	130.00		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00121	Marin I J - 2072661 AD	12/08/2022	Regular	0.00	1,170.98	95235

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
0001361161	Invoice	12/08/2022	11.30.2022 - ACCT 2072661- LEGAL ADS	0.00	1,170.98
	01.11.61150	OUTSIDE SERVICES-OTHE	11.30.2022 - ACCT 2072661- LE	1,170.98	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03356	SERGIO SILVA	12/08/2022	Regular	0.00	1,100.00	95236

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0008913	Invoice	12/08/2022	04.28.2020 - REPLACEMENT WINDOW - I	0.00	1,100.00
	31.41.61150	OUTSIDE SERVICES-OTHE	04.28.2020 - REPLACEMENT WI	1,100.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00402	US Bank	12/12/2022	Regular	0.00	12,708.27	95237

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0008823	Invoice	11/22/2022	11.18.2022 - KENTON - CUSTOMLINK - ST	0.00	1,919.45
	01.21.62202	EMPLOYEE RECOG SUPPLI	11.18.2022 - KENTON - CUSTOM	1,930.31	
	01.21.62202	EMPLOYEE RECOG SUPPLI	11.18.2022 - KENTON - CUSTOM	-10.86	
INV0008824	Invoice	11/22/2022	11.16.2022 - KENTON - AMAZON - STAFF	0.00	19.54
	01.21.62202	EMPLOYEE RECOG SUPPLI	11.16.2022 - KENTON - AMAZO	19.54	
INV0008825	Invoice	11/22/2022	11.16.2022 - KENTON - AMAZON - STAFF	0.00	39.13
	01.21.62202	EMPLOYEE RECOG SUPPLI	11.16.2022 - KENTON - AMAZO	39.13	
INV0008826	Invoice	11/22/2022	11.17.2022 - KENTON - AMAZON - STAFF	0.00	8.69
	01.21.62202	EMPLOYEE RECOG SUPPLI	11.17.2022 - KENTON - AMAZO	8.69	
INV0008827	Invoice	11/22/2022	11.21.2022 - KENTON - AMAZON - STAFF	0.00	199.60
	01.21.62202	EMPLOYEE RECOG SUPPLI	11.21.2022 - KENTON - AMAZO	199.60	
INV0008828	Invoice	11/22/2022	11.21.2022 - KENTON - AMAZON - STAFF	0.00	53.05
	01.21.62202	EMPLOYEE RECOG SUPPLI	11.21.2022 - KENTON - AMAZO	53.05	
INV0008829	Invoice	11/22/2022	10.25.2022 - AVILA - SAFEWAY - TC PAPER	0.00	13.51
	01.11.62200	DEPARTMENTAL SUPPLIE	10.25.2022 - AVILA - SAFEWAY -	13.51	
INV0008830	Invoice	11/22/2022	10.25.2022 - AVILA - COMFORTS - TC MEE	0.00	69.00
	01.11.62200	DEPARTMENTAL SUPPLIE	10.25.2022 - AVILA - COMFORTS	69.00	
INV0008831	Invoice	11/22/2022	10.25.2022 - AVILA - COMFORTS - TC MEE	0.00	15.50
	01.11.62200	DEPARTMENTAL SUPPLIE	10.25.2022 - AVILA - COMFORTS	15.50	
INV0008832	Invoice	11/22/2022	10.28.2022 - AVILA - AWARD.COM - MAYO	0.00	158.98
	01.11.62200	DEPARTMENTAL SUPPLIE	10.28.2022 - AVILA - AWARD.CO	158.98	
INV0008833	Invoice	11/22/2022	10.28.2022 - AVILA - IIMC - MUNICIPAL CL	0.00	185.00
	01.12.62200	DEPARTMENTAL SUPPLIE	10.28.2022 - AVILA - IIMC - MU	185.00	
INV0008834	Invoice	11/22/2022	11.15.2022 - AVILA - DOLLAR TREE - OFFIC	0.00	8.14
	01.11.62200	DEPARTMENTAL SUPPLIE	11.15.2022 - AVILA - DOLLAR TR	8.14	
INV0008835	Invoice	11/22/2022	11.15.2022 - AVILA - COMFORTS - WRON	0.00	600.00
	01.11.62200	DEPARTMENTAL SUPPLIE	11.15.2022 - AVILA - COMFORTS	600.00	
INV0008836	Invoice	11/22/2022	11.15.2022 - AVILA - COMFORTS - TC MEE	0.00	137.50
	01.11.62200	DEPARTMENTAL SUPPLIE	11.15.2022 - AVILA - COMFORTS	137.50	
INV0008837	Invoice	11/22/2022	11.15.2022 - AVILA - COMFORTS - TC MEE	0.00	30.88
	01.11.62200	DEPARTMENTAL SUPPLIE	11.15.2022 -0 AVI;A - COMFORT	30.88	
INV0008838	Invoice	11/22/2022	11.20.2022 - AVILA - COMFORTS - TC MEE	0.00	49.99
	01.11.62200	DEPARTMENTAL SUPPLIE	11.20.2022 - AVILA - COMFORTS	49.99	
INV0008839	Invoice	11/22/2022	10.26.2022 - CLIFFORD - LABOR LAW - PO	0.00	123.14
	01.12.62200	DEPARTMENTAL SUPPLIE	10.26.2022 - CLIFFORD - LABOR	123.14	
INV0008840	Invoice	11/22/2022	11.06.2022 - CLIFFORD - ADOBE - SUBSCR	0.00	516.82
	01.41.61302	DUES	11.06.2022 - CLIFFORD - ADOBE	516.82	
INV0008841	Invoice	11/22/2022	11.14.2022 - CLIFFORD - GFOA - DUES	0.00	150.00
	01.12.61302	DUES	11.14.2022 - CLIFFORD - GFOA -	150.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
INV0008842	Invoice	11/22/2022	11.15.2022 - CLIFFORD - CSMFO - DUES	0.00	125.00	
01.12.61302	DUES		11.15.2022 - CLIFFORD - CSMFO		125.00	
INV0008843	Invoice	11/22/2022	11.15.2022 - CLIFFORD - FLEXISPORT - DP	0.00	204.91	
01.41.62200	DEPARTMENTAL SUPPLIE		11.15.2022 - CLIFFORD - FLEXISP		204.91	
INV0008844	Invoice	11/22/2022	11.15.2022 - CLIFFORD - MILL VALLEY REF	0.00	1,713.78	
01.81.61150	OUTSIDE SERVICES-OTHE		11.15.2022 - CLIFFORD - MILL V		1,713.78	
INV0008845	Invoice	11/22/2022	11.17.2022 - CLIFFORD - USPS - POSTAGE	0.00	7.85	
01.12.62003	POSTAGE		11.17.2022 - CLIFFORD - USPS -		7.85	
INV0008846	Invoice	11/22/2022	10.31.2022 - MIHAN - SURVEY MONKEY -	0.00	99.00	
21.61.62964	SOCCER SUPPLIES		10.31.2022 - MIHAN - SURVEY		99.00	
INV0008847	Invoice	11/22/2022	11.03.2022 - MIHAN - ACE HARDWARE - G	0.00	49.03	
21.61.62964	SOCCER SUPPLIES		11.03.2022 - MIHAN - ACE HAR		49.03	
INV0008848	Invoice	11/22/2022	11.09.2022 - MIHAN - RED HILL CLEANERS	0.00	82.40	
21.61.62961	BASKETBALL SUPPLIES		11.09.2022 - MIHAN - RED HILL		82.40	
INV0008849	Invoice	11/22/2022	10.29.2022 - MAUK - HILTON - CONFEREN	0.00	755.04	
21.65.61000	TRAINING		10.29.2022 - MAUK - HILTON - C		755.04	
INV0008850	Invoice	11/22/2022	10.30.2022 - MAUK - ADOBE - SUBSCRIPTI	0.00	9.99	
21.65.61905	PROMOTION/MARKETIN		10.30.2022 - MAUK - ADOBE - S		9.99	
INV0008851	Invoice	11/22/2022	11.04.2022 - MAUK - OFFICE DEPOT - SUP	0.00	46.72	
21.65.62000	OFFICE SUPPLIES		11.04.2022 - MAUK - OFFICE DE		46.72	
INV0008852	Invoice	11/22/2022	11.08.2022 - MAUK - OFFICE DEPOT - SUP	0.00	32.61	
21.65.62000	OFFICE SUPPLIES		11.08.2022 - MAUK - OFFICE DE		32.61	
INV0008853	Invoice	11/22/2022	11.01.2022 - DONERY - SURVEY MONKEY	0.00	846.35	
01.12.61000	TRAINING		11.01.2022 - DONERY - SURVEY		846.35	
INV0008854	Invoice	11/22/2022	11.09.2022 - DONERY - IOTUM.COM - CAL	0.00	9.99	
01.12.61150	OUTSIDE SERVICES-OTHE		11.09.2022 - DONERY - IOTUM.C		9.99	
INV0008855	Invoice	11/22/2022	10.25.2022 - DOBRONYI - AMAZON - BOO	0.00	130.48	
01.41.62000	OFFICE SUPPLIES		10.25.2022 - DOBRONYI - AMAZ		130.48	
INV0008856	Invoice	11/22/2022	10.27.2022 - DOBRONYI - AMAZON - BATT	0.00	22.83	
01.41.62000	OFFICE SUPPLIES		10.27.2022 - DOBRONYI - AMAZ		22.83	
INV0008857	Invoice	11/22/2022	11.18.2022 - DOBRONYI - AMAZON - TISS	0.00	83.37	
01.41.62000	OFFICE SUPPLIES		11.18.2022 - DOBRONYI - AMAZ		83.37	
INV0008858	Invoice	11/22/2022	10.25.2022 - LEYLAND - ANDRONICOS - R	0.00	20.00	
01.71.61132	OUTSIDE SVCS-PROGRAM		10.25.2022 - LEYLAND - ANDRO		20.00	
INV0008859	Invoice	11/22/2022	11.01.2022 - LEYLAND - AMAZON - BOOK	0.00	16.30	
01.71.62301	ADULT BOOKS		11.01.2022 - LEYLAND - AMAZO		16.30	
INV0008860	Invoice	11/22/2022	10.28.2022 - WASKEY - COPPERFIELDS - B	0.00	34.83	
01.71.61132	OUTSIDE SVCS-PROGRAM		10.28.2022 - WASKEY - COPPER		34.83	
INV0008861	Invoice	11/22/2022	11.04.2022 - WASKEY - STEFANOS PIZZA -	0.00	33.66	
01.71.61132	OUTSIDE SVCS-PROGRAM		11.04.2022 - WASKEY - STEFAN		33.66	
INV0008864	Invoice	11/22/2022	10.26.2022 - STEVENSON - WATERSAVERS	0.00	9.70	
01.81.62200	DEPARTMENTAL SUPPLIE		10.26.2022 - STEVENSON - WAT		9.70	
INV0008865	Invoice	11/22/2022	10.26.2022 - STEVENSON - MARIN COLOR	0.00	663.72	
01.81.62200	DEPARTMENTAL SUPPLIE		10.26.2022 - STEVENSON - MAR		663.72	
INV0008866	Invoice	11/22/2022	10.30.2022 - SCOBLE - BEST BUY - DECK F	0.00	32.78	
01.18.62200	DEPARTMENTAL SUPPLIE		10.30.2022 - SCOBLE - BEST BUY		32.78	
INV0008867	Invoice	11/22/2022	10.30.2022 - SCOBLE - BEST BUY - SUPPLI	0.00	9.81	
01.18.62200	DEPARTMENTAL SUPPLIE		10.30.2022 - SCOBLE - BEST BUY		9.81	
INV0008868	Invoice	11/22/2022	11.13.2022 - SCOBLE - AMAZON - DESK S	0.00	266.59	
01.18.62200	DEPARTMENTAL SUPPLIE		11.13.2022 - SCOBLE - AMAZON		266.59	
INV0008869	Invoice	11/22/2022	10.25.2022 - SHAW - MARIN COLOR - MET	0.00	583.20	
01.42.62909	SUPPLIES-TRAFFIC CONTR		10.25.2022 - SHAW - MARIN CO		583.20	

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Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
INV0008870	Invoice	11/22/2022	10.26.2022 - SHAW - AMAZON - FIRE EXTI		0.00	598.10	
	01.42.62200	DEPARTMENTAL SUPPLIE	10.26.2022 - SHAW - AMAZON -			598.10	
INV0008871	Invoice	11/22/2022	11.02.2022 - SHAW - AMAZON - CAT-6 WI		0.00	249.12	
	01.81.62200	DEPARTMENTAL SUPPLIE	11.02.2022 - SHAW - AMAZON -			249.12	
INV0008872	Invoice	11/22/2022	11.21.2022 - SHAW - AMAZON - SUNBLOC		0.00	13.87	
	01.81.62200	DEPARTMENTAL SUPPLIE	11.21.2022 - SHAW - AMAZON -			13.87	
INV0008873	Invoice	11/22/2022	11.18.2022 - SHAW - AMAZON - DOG LEA		0.00	29.42	
	01.81.62200	DEPARTMENTAL SUPPLIE	11.18.2022 - SHAW - AMAZON -			29.42	
INV0008874	Invoice	11/22/2022	11.19.2022 - SHAW - DULUTH TRADING -		0.00	113.43	
	01.42.62920	WORK CLOTHING	11.19.2022 - SHAW - DULUTH T			113.43	
INV0008914	Invoice	11/22/2022	11.02.2022 - CONDRY - AMERICAN SANIT		0.00	326.40	
	01.81.61104	OUTSIDE SERVICES-GROU	11.02.2022 - CONDRY - AMERIC			326.40	
INV0008915	Invoice	11/22/2022	11.01.2022 - CONDRY - GOLDEN GATE PA		0.00	29.00	
	01.41.61000	TRAINING	11.01.2022 - CONDRY - GOLDEN			29.00	
INV0008916	Invoice	11/22/2022	11.01.2022 - CONDRY - GOLDEN GATE PA		0.00	29.00	
	01.41.61000	TRAINING	11.01.2022 - CONDRY - GOLDEN			29.00	
INV0008917	Invoice	11/22/2022	11.01.2022 - CONDRY - GOLDEN GATE PA		0.00	29.00	
	01.41.61000	TRAINING	11.01.2022 - CONDRY - GOLDEN			29.00	
INV0008918	Invoice	11/22/2022	11.18.2022 - CONDRY - CODE COUNCIL - C		0.00	121.00	
	01.41.61302	DUES	11.18.2022 - CONDRY - INTERNA			121.00	
INV0008919	Invoice	11/22/2022	10.27.2022 - JONES - AMAZON - SUPPLIES		0.00	26.09	
	21.63.62979	PARKSIDE SUPPLIES	10.27.2022 - JONES - AMAZON -			26.09	
INV0008920	Invoice	11/22/2022	11.02.2022 - JONES - AMAZON - SUPPLIES		0.00	20.65	
	21.63.62979	PARKSIDE SUPPLIES	11.02.2022 - JONES - AMAZON -			20.65	
INV0008922	Invoice	11/22/2022	11.02.2022 - JONES - AMAZON - SUPPLIES		0.00	17.39	
	21.63.62979	PARKSIDE SUPPLIES	11.02.2022 - JONES - AMAZON -			17.39	
INV0008923	Invoice	11/22/2022	11.03.2022 - JONES - AMAZON - SUPPLIES		0.00	108.70	
	21.63.62979	PARKSIDE SUPPLIES	11.03.2022 - JONES - AMAZON -			108.70	
INV0008924	Invoice	11/22/2022	11.03.2022 - JONES - AMAZON - SUPPLIES		0.00	14.16	
	21.63.62979	PARKSIDE SUPPLIES	11.03.2022 - JONES - AMAZON -			14.16	
INV0008925	Invoice	11/22/2022	11.04.2022 - JONES - AMAZON - SUPPLIES		0.00	39.12	
	21.63.62979	PARKSIDE SUPPLIES	11.04.2022 - JONES - AMAZON -			39.12	
INV0008926	Invoice	11/22/2022	10.26.2022 - O'GRADY - AMAZON - ROBS		0.00	194.60	
	21.63.62987	ROBSON AFTER SCHOOL	10.26.2022 - O'GRADY - AMAZO			216.30	
	21.63.62987	ROBSON AFTER SCHOOL	10.26.2022 - O'GRADY - AMAZO			-21.70	
INV0008927	Invoice	11/22/2022	10.26.2022 - O'GRADY - AMAZON - NOTE		0.00	23.90	
	21.65.62000	OFFICE SUPPLIES	10.26.2022 - O'GRADY - AMAZO			23.90	
INV0008930	Invoice	11/22/2022	10.28.2022 - O'GRADY - AMAZON - ROBS		0.00	21.93	
	21.63.62987	ROBSON AFTER SCHOOL	10.28.2022 - O'GRADY - AMAZO			21.93	
INV0008931	Invoice	11/22/2022	10.28.2022 - O'GRADY - AMAZON - ROBS		0.00	11.84	
	21.63.62987	ROBSON AFTER SCHOOL	10.28.2022 - O'GRADY - AMAZO			11.84	
INV0008932	Invoice	11/22/2022	10.30.2022 - O'GRADY - COMCAST - ROBS		0.00	93.65	
	21.63.61187	ROBSON AFTER SCHOOL	10.30.2022 - O'GRADY - COMCA			93.65	
INV0008933	Invoice	11/22/2022	11.16.2022 - O'GRADY - ANDRONICOS - R		0.00	204.50	
	21.63.62987	ROBSON AFTER SCHOOL	11.16.2022 - O'GRADY - ANDRO			204.50	
INV0008934	Invoice	11/22/2022	11.16.2022 - O'GRADY - STEFANOS - ROBS		0.00	118.30	
	21.63.62987	ROBSON AFTER SCHOOL	11.16.2022 - O'GRADY - STEFAN			118.30	
INV0008935	Invoice	11/22/2022	11.18.2022 - O'GRADY - AMAZON - ROBS		0.00	87.24	
	21.63.62987	ROBSON AFTER SCHOOL	11.18.2022 - O'GRADY - AMAZO			87.24	
	Void		12/12/2022	Regular	0.00	0.00	95238
	Void		12/12/2022	Regular	0.00	0.00	95239
	Void		12/12/2022	Regular	0.00	0.00	95240

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	Void	12/12/2022	Regular	0.00	0.00	95241
01556	Abel Lopez	12/13/2022	Regular	0.00	1,205.00	95242

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0008936	Invoice	12/13/2022	12.13.2022 STAFF HOLIDAY LUNCH	0.00	1,205.00
	01.21.62202	EMPLOYEE RECOG SUPPLI	12.13.2022 STAFF HOLIDAY LUN	1,205.00	

00048	Alhambra & Sierra Springs	12/15/2022	Regular	0.00	116.36	95243
12161581112322	Invoice	12/15/2022	11.23.2022 - BOTTLED WATER SRVC - COR	0.00	116.36	
	01.42.62200	DEPARTMENTAL SUPPLIE	11.23.2022 - BOTTLED WATER S	116.36		

03299	Answer MTI	12/15/2022	Regular	0.00	14.84	95244
000027-287-671	Invoice	12/15/2022	12.01.2022 - CALL CENTER SERVICE - FREE	0.00	14.84	
	01.41.61150	OUTSIDE SERVICES-OTHE	12.01.2022 - CALL CENTER SERV	14.84		

00388	Baker & Taylor	12/15/2022	Regular	0.00	118.32	95245
5018020237	Invoice	12/15/2022	11.14.2022 - LIBRARY - ADULT BOOKS	0.00	51.31	
	01.71.62301	ADULT BOOKS	11.14.2022 - LIBRARY - ADULT B	51.31		
5018064149	Invoice	12/15/2022	11.28.2022 - LIBRARY - CHILDRENS BOOK	0.00	14.44	
	27.71.62302	CHILDRENS BOOKS	11.28.2022 - LIBRARY - CHILDRE	14.44		
5018064150	Invoice	12/15/2022	11.28.2022 - LIBRARY - CHILDRENS BOOK	0.00	18.33	
	27.71.62302	CHILDRENS BOOKS	11.28.2022 - LIBRARY - CHILDRE	18.33		
5018066460	Invoice	12/15/2022	11.28.2022 - LIBRARY - CHILDRENS BOOK	0.00	34.24	
	27.71.62302	CHILDRENS BOOKS	11.28.2022 - LIBRARY - CHILDRE	34.24		

00308	CivicPlus	12/15/2022	Regular	0.00	2,388.40	95246
248868	Invoice	12/15/2022	12.01.2022 - FULL SRVC SUPPLEMENT - S	0.00	2,388.40	
	01.12.61150	OUTSIDE SERVICES-OTHE	12.01.2022 - FULL SRVC SUPPLE	2,388.40		

01348	Community Media Center of Marin	12/15/2022	Regular	0.00	2,227.50	95247
190661-FFM	Invoice	12/15/2022	12.13.2022 - MARIN TV - TOWN COUNCIL	0.00	2,227.50	
	01.12.61194	OUTSIDE SERVICES - GRA	12.13.2022 - MARIN TV - TOWN	1,957.50		
	01.18.61194	OUTSIDE SERVICES - GRA	12.13.2022 - MARIN TV - TOWN	270.00		

01042	County of Marin - Central Collections	12/15/2022	Regular	0.00	1,294.00	95248
IN0322034	Invoice	12/15/2022	11.21.2022 - HAZARDOUS MATERIALS - B	0.00	1,294.00	
	01.42.61101	OUTSIDE SERVICES-PROF	11.21.2022 - HAZARDOUS MATE	1,294.00		

01320	DC Electric Group Inc	12/15/2022	Regular	0.00	40,626.94	95249
440279	Invoice	12/15/2022	12.08.2022 - M1008 - TS RESPONSE - 06.3	0.00	938.91	
	01.42.61130	OUTSIDE SVCS-SIGNALS	12.08.2022 - M1008 - TS RESPO	938.91		
441015	Invoice	12/15/2022	10.31.2022 - M5007 - SL ROUTINE - MAIN	0.00	641.61	
	01.42.61131	OUTSIDE SVCS-STREET LI	10.31.2022 - M5007 - SL ROUTI	641.61		
441067	Invoice	12/15/2022	10.28.2022 - J6647-3 LOCATIONS - F&I NE	0.00	36,300.00	
	19.41.63109	UNPROGRAMMED RESUR	10.28.2022 - J6647-3 LOCATION	36,300.00		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
441103	Invoice	12/15/2022	10.31.2022 - M1007 - TS ROUTINE - MAIN	0.00	2,166.60	
	01.42.61130	OUTSIDE SVCS-SIGNALS	10.31.2022 - M1007 - TS ROUTI		2,166.60	
441104	Invoice	12/15/2022	10.31.2022 - M1008 - TS RESPONSE - MAI	0.00	492.45	
	01.42.61130	OUTSIDE SVCS-SIGNALS	10.31.2022 - M1008 - TS RESPO		492.45	
441137	Invoice	12/15/2022	1031.2022 - M5008 - SL RESPONSE - MAI	0.00	87.37	
	01.42.61131	OUTSIDE SVCS-STREET LI	1031.2022 - M5008 - SL RESPON		87.37	
02732	Diesel Direct West	12/15/2022	Regular	0.00	800.12	95250
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
84854778	Invoice	12/15/2022	11.21.2022 - ULSD CLEAR - 45.3 GALLONS	0.00	253.89	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	11.21.2022 - ULSD CLEAR - 45.3		253.89	
84854784	Invoice	12/15/2022	11.21.2022 - GASOLINE UNL - 121.4 GALL	0.00	546.23	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	11.21.2022 - GASOLINE UNL - 1		546.23	
00087	Elite Tree Service	12/15/2022	Regular	0.00	3,200.00	95251
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2022-12-2	Invoice	12/15/2022	12.02.2022 - CORPYARD CLEARING - TOM	0.00	3,200.00	
	01.42.61105	OUTSIDE SERVICES-TREES	12.02.2022 - CORPYARD CLEARI		3,200.00	
02622	Epstein Holtzapple Christo LLP	12/15/2022	Regular	0.00	20,975.00	95252
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
6423	Invoice	12/15/2022	12.08.2022 - LEGAL COUNCIL - TOWN CO	0.00	17,925.00	
	01.16.61138	GENERAL COUNSEL LEGA	12.08.2022 - LEGAL COUNCIL - T		17,925.00	
6424	Invoice	12/15/2022	12.08.2022 - LEGAL COUNCIL - PLANNING	0.00	3,000.00	
	01.16.61138	GENERAL COUNSEL LEGA	12.08.2022 - LEGAL COUNCIL - P		3,000.00	
6425	Invoice	12/15/2022	12.07.2022 - LEGAL CNCL- BENSON - PSB	0.00	50.00	
	01.16.61138	GENERAL COUNSEL LEGA	12.07.2022 - LEGAL CNCL- BENS		50.00	
00092	Ewing Irrigation Products	12/15/2022	Regular	0.00	163.33	95253
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
18304290	Invoice	12/15/2022	11.22.2022 - IRRIGATION SUPPLIES - CORP	0.00	163.33	
	01.81.62200	DEPARTMENTAL SUPPLIE	11.22.2022 - IRRIGATION SUPPLI		163.33	
00017	Fairfax Building Supply Co. Inc.	12/15/2022	Regular	0.00	44.68	95254
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
256758	Invoice	12/15/2022	12.07.2022 - RECREATION - SUPPLIES - DR	0.00	44.68	
	21.65.61414	IFF EQUIP MAINT	12.07.2022 - RECREATION - SUP		44.68	
02278	Gardeners' Guild	12/15/2022	Regular	0.00	5,578.00	95255
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
110859	Invoice	12/15/2022	12.01.2022 - SFD BLVD - 2 MEDIANS - DEC	0.00	1,017.00	
	01.42.61150	OUTSIDE SERVICES-OTHE	12.01.2022 - SFD BLVD - 2 MEDI		1,017.00	
110910	Invoice	12/15/2022	12.01.2022 - REDHILL MEDIAN - MAINTEN	0.00	2,015.00	
	01.42.61150	OUTSIDE SERVICES-OTHE	12.01.2022 - REDHILL MEDIAN -		2,015.00	
110911	Invoice	12/15/2022	12.01.2022 - IMAGINATION OARK, TH, M	0.00	1,915.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	12.01.2022 - IMAGINATION OAR		957.50	
	14.81.61150	OUTSIDE SERVICES-OTHE	12.01.2022 - IMAGINATION OAR		957.50	
110968	Invoice	12/15/2022	12.02.2022 - IMAGINATION PARK, TH, MA	0.00	631.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	12.02.2022 - IMAGINATION PAR		631.00	
02606	Halleh Besharati	12/15/2022	Regular	0.00	1,750.00	95256

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0008940	Invoice	12/15/2022	12.12.2022 - SPRINKLE BAKING & COOKIN	0.00	1,750.00	
	21.62.61175	KIDS CULTURE SERVICES	12.12.2022 - SPRINKLE BAKING	1,750.00		
00020	Hannibal's Inc Electrical Construction	12/15/2022	Regular	0.00	290.92	95257
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
24885	Invoice	12/15/2022	11.30.2022 - ELECTRICIANS LABOR - MEM	0.00	290.92	
	70.81.61150	OUTSIDE SERVICES-OTHE	11.30.2022 - ELECTRICIANS LAB	290.92		
01850	Hardiman Construction	12/15/2022	Regular	0.00	3,000.00	95258
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
WEB2844	Invoice	12/15/2022	12.13.2022 - 20 SAVANNAH ROAD - ROAD	0.00	1,500.00	
	01.00.20314	ROAD BOND	12.13.2022 - 20 SAVANNAH ROA	1,500.00		
WEB3469	Invoice	12/15/2022	12.13.2022 - 42 SAVANNAH ROAD - ROAD	0.00	1,500.00	
	01.00.20314	ROAD BOND	12.13.2022 - 42 SAVANNAH ROA	1,500.00		
02410	Hinderliter de Llamas & Associates	12/15/2022	Regular	0.00	1,393.10	95259
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SIN023461	Invoice	12/15/2022	12.09.2022 - CONTRACT SERVICES - OCT T	0.00	1,393.10	
	01.12.61150	OUTSIDE SERVICES-OTHE	12.09.2022 - CONTRACT SERVIC	1,393.10		
03290	Houseal Lavigne Associates	12/15/2022	Regular	0.00	14,412.50	95260
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
5909	Invoice	12/15/2022	11.30.2022 - CONSULTING SERVICES - HO	0.00	14,412.50	
	01.18.61150	OUTSIDE SERVICES-OTHE	11.30.2022 - CONSULTING SERV	14,412.50		
03359	Jordan Weill	12/15/2022	Regular	0.00	539.83	95261
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1006	Invoice	12/15/2022	12.08.2022 - REIMBURSEMENT - HILLDAL	0.00	539.83	
	01.21.61150	OUTSIDE SERVICES-OTHE	12.08.2022 - REIMBURSEMENT -	539.83		
01280	Kripa N. Davis	12/15/2022	Regular	0.00	2,524.20	95262
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0008939	Invoice	12/15/2022	12.12.2022 - AFTER SCHOOL CARPENTRY -	0.00	2,524.20	
	21.62.61175	KIDS CULTURE SERVICES	12.12.2022 - AFTER SCHOOL CA	2,524.20		
00029	Marin IT	12/15/2022	Regular	0.00	2,060.00	95263
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2022-119323	Invoice	12/15/2022	12.07.2022 - AGREEMENT HOSTED BACK	0.00	2,000.00	
	42.21.63003	COMPUTER HARDWARE/	12.07.2022 - AGREEMENT HOST	2,000.00		
2022-24431	Invoice	12/15/2022	12.07.2022 - STREAMLINE IT - NOVEMBER	0.00	60.00	
	42.21.63003	COMPUTER HARDWARE/	12.07.2022 - STREAMLINE IT - N	60.00		
01036	Matrix HG Inc	12/15/2022	Regular	0.00	305.00	95264

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
163722	Invoice	12/15/2022	11.28.2022 - TOWN HALL - SEMI ANNUAL	0.00	305.00	
	01.11.61506	BLDG. MAINT-OTHER	11.28.2022 - TOWN HALL - SEMI	30.50		
	01.12.61505	BLDG. MAINT-HEAT/AIR	11.28.2022 - TOWN HALL - SEMI	54.90		
	01.18.61505	BLDG. MAINT-HEAT/AIR	11.28.2022 - TOWN HALL - SEMI	24.40		
	01.41.61505	BLDG. MAINT-HEAT/AIR	11.28.2022 - TOWN HALL - SEMI	94.55		
	01.71.61505	BLDG. MAINT-HEAT/AIR	11.28.2022 - TOWN HALL - SEMI	100.65		
00515	Mill Valley Refuse Service Inc	12/15/2022	Regular	0.00	973.36	95265
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0003455593	Invoice	12/15/2022	12.01.2022 - SFD BLVD @ BANK - SINK & P	0.00	973.36	
	01.81.61150	OUTSIDE SERVICES-OTHE	12.01.2022 - SFD BLVD @ BANK	973.36		
03211	ODP Business Solutions LLC	12/15/2022	Regular	0.00	290.96	95266
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
278857417001	Invoice	12/15/2022	12.05.2022 - LIBRARY - OFFICE SUPPLIES -	0.00	169.54	
	01.71.62000	OFFICE SUPPLIES	12.05.2022 - LIBRARY - OFFICE S	169.54		
278878864001	Invoice	12/15/2022	12.07.2022 - LIBRARY - OFFICE SUPPLIES -	0.00	28.26	
	01.71.62200	DEPARTMENTAL SUPPLIE	12.07.2022 - LIBRARY - OFFICE S	28.26		
278878868001	Invoice	12/15/2022	12.03.2022 - LIBRARY - OFFICE SUPPLIES -	0.00	37.51	
	01.71.62000	OFFICE SUPPLIES	12.03.2022 - LIBRARY - OFFICE S	37.51		
278878871001	Invoice	12/15/2022	12.04.2022 - LIBRARY - OFFICE SUPPLIES -	0.00	55.65	
	01.71.62000	OFFICE SUPPLIES	12.04.2022 - LIBRARY - OFFICE S	55.65		
00128	Pacific Gas & Electric	12/15/2022	Regular	0.00	252.66	95267
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
717-12072022	Invoice	12/15/2022	717 - CORPYARD UTILITIES - 11.04.22 - 12.	0.00	252.66	
	41.41.61701	UTILITIES-ELECTRICITY	717 - CORPYARD UTILITIES - 11.	252.66		
00166	Parisi Transportation Consulting	12/15/2022	Regular	0.00	1,875.00	95268
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
19191	Invoice	12/15/2022	11.19.2022 - 19040 SAN ANSELMO - PRJC	0.00	1,875.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	11.19.2022 - 19040 SAN ANSEL	1,875.00		
02554	Parkmobile LLC	12/15/2022	Regular	0.00	234.80	95269
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV31319	Invoice	12/15/2022	11.30.2022 - END USER FEES - NOVEMBE	0.00	234.80	
	01.12.61107	OUTSIDE SVCS-ACCOUNTI	11.30.2022 - END USER FEES - N	234.80		
00181	Ross Valley Fire Department	12/15/2022	Regular	0.00	402,556.70	95270
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0008937	Invoice	12/15/2022	12.12.2022 - FIRE SRVCS - MONTHLY CON	0.00	399,162.58	
	01.32.61139	RVFS CONTRACT	12.12.2022 - FIRE SRVCS - MON	399,162.58		
INV0008938	Invoice	12/15/2022	12.12.2022 - FEES COLLECTED - NOVEMBE	0.00	3,394.12	
	01.00.20354	DUE TO ROSS VALLEY FIR	12.12.2022 - FEES COLLECTED -	3,394.12		
03346	Sage Energy Consulting - NV5 Inc.	12/15/2022	Regular	0.00	8,216.25	95271
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
000000301790	Invoice	12/15/2022	11.22.2022 - PROFESSIONAL SERVICES - O	0.00	8,216.25	
	01.21.61150	OUTSIDE SERVICES-OTHE	11.22.2022 - PROFESSIONAL SE	8,216.25		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02936	SMITH'S PEST MANAGEMENT	12/15/2022	Regular	0.00	600.00	95272
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
72137B	Invoice	12/15/2022	11.30.2022 - PEST CONTOL - IMAGINATIO	0.00	600.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	11.30.2022 - PEST CONTOL - IM	600.00		
00626	State Water Resources Control Board - SWRCB	12/15/2022	Regular	0.00	10,602.00	95273
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SW-0241865	Invoice	12/15/2022	11.29.2022 - ANNUAL PERMIT FEE - 2023	0.00	10,602.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	11.29.2022 - ANNUAL PERMIT F	10,602.00		
00130	Terminix Processing Center	12/15/2022	Regular	0.00	88.00	95274
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
427601958	Invoice	12/15/2022	12.01.2022 - TH PEST CONTROL - DECEMB	0.00	88.00	
	01.41.61506	BLDG. MAINT-OTHER	12.01.2022 - TH PEST CONTROL	88.00		
03207	Toni DeFrancis	12/15/2022	Regular	0.00	220.00	95275
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2022-TC1115	Invoice	12/15/2022	12.03.2022 - TRANSCRIPTION - 5.5 HRS - T	0.00	220.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	12.03.2022 - TRANSCRIPTION -	220.00		
00696	Town of Fairfax	12/15/2022	Regular	0.00	12,616.92	95276
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2-2022-1030	Invoice	12/15/2022	12.02.2022 - REIMBURSEMENT - SEAN YO	0.00	11,407.52	
	90.41.61100	OUTSIDE SERVICES	12.02.2022 - REIMBURSEMENT -	11,407.52		
3-2022	Invoice	12/15/2022	12.02.2022 - REIMBURSEMENT - CLIMATE	0.00	1,209.40	
	90.41.61100	OUTSIDE SERVICES	12.02.2022 - REIMBURSEMENT -	1,209.40		
00215	Transbay Lock	12/15/2022	Regular	0.00	46.87	95277
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
86454	Invoice	12/15/2022	11.30.2022 - DND KEYS - 11 KEYS	0.00	46.87	
	01.82.62200	DEPARTMENTAL SUPPLIE	11.30.2022 - DND KEYS - 11 KEY	46.87		
03052	ZUMAR	12/15/2022	Regular	0.00	571.24	95278
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
98128	Invoice	12/15/2022	11.10.2022 - OM2-1V - TONECOAT - CORP	0.00	571.24	
	01.81.61501	BLDG. MAINT-JANITORIAL	11.10.2022 - OM2-1V - TONECO	571.24		
03203	Alexis Fineman	12/15/2022	Regular	0.00	379.97	95279
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0008942	Invoice	12/15/2022	12.15.2022 - LEAGUE CA CITIES REIMB - S	0.00	379.97	
	01.11.61000	TRAINING	12.15.2022 - LEAGUE CA CITIES	379.97		
00788	David Donery	12/15/2022	Regular	0.00	200.00	95280
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0008941	Invoice	12/15/2022	12.15.2022 REIMBURSEMENT FOR COUN	0.00	200.00	
	01.21.62202	EMPLOYEE RECOG SUPPLI	12.15.2022 REIMBURSEMENT F	200.00		
00651	Sean Condry	12/15/2022	Regular	0.00	1,185.91	95281

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0008943	Invoice	12/15/2022	12.15.2022 REIMBURSEMENT - DPW TEA	0.00	1,185.91	
	01.41.61000	TRAINING	12.15.2022 REIMBURSEMENT -	1,185.91		
03361	Bob Deutsch	12/19/2022	Regular	0.00	1,994.30	95282
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0008969	Invoice	12/19/2022	12.19.2022 - CHESS CLASSES - ASE FALL 20	0.00	1,994.30	
	21.63.61180	AFTER SCHOOL ENRICHM	12.19.2022 - CHESS CLASSES - A	1,994.30		
01631	Caine Starelli	12/19/2022	Regular	0.00	121.80	95283
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0008970	Invoice	12/19/2022	12.19.2022 - MAH JONGG DROP INS - 202	0.00	121.80	
	21.62.61170	ADULT ART & CULTURE SE	12.19.2022 - MAH JONGG DROP	121.80		
01876	Chess Wizards	12/19/2022	Regular	0.00	3,080.00	95284
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
6050	Invoice	12/19/2022	11.11.2022 - CHESS CLASSES - ASE FALL 20	0.00	3,080.00	
	21.63.61180	AFTER SCHOOL ENRICHM	11.11.2022 - CHESS CLASSES - A	3,080.00		
03364	Christine Kelly	12/19/2022	Regular	0.00	30.00	95285
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2009460.002	Invoice	12/19/2022	12.19.2022 - REGISTRATION REFUND - 20	0.00	30.00	
	21.61.48103	TUMBLING	12.19.2022 - REGISTRATION REF	30.00		
03365	Colleen Morrison	12/19/2022	Regular	0.00	30.00	95286
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2009461.002	Invoice	12/19/2022	12.19.2022 - REGISTRATION REFUND - 20	0.00	30.00	
	21.61.48103	TUMBLING	12.19.2022 - REGISTRATION REF	30.00		
03363	Dana Guastella	12/19/2022	Regular	0.00	30.00	95287
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2009459.002	Invoice	12/19/2022	12.19.2022 - REGISTRATION REFUND - 20	0.00	30.00	
	21.61.48103	TUMBLING	12.19.2022 - REGISTRATION REF	30.00		
00060	Elizabeth Touchette	12/19/2022	Regular	0.00	3,665.20	95288
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0008967	Invoice	12/19/2022	12.19.2022 - SCIENCE CLASSES - ASE FALL	0.00	3,665.20	
	21.63.61180	AFTER SCHOOL ENRICHM	12.19.2022 - SCIENCE CLASSES -	3,665.20		
03193	Enbridgement, Inc.	12/19/2022	Regular	0.00	44,921.80	95289
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0008965	Invoice	12/19/2022	12.19.2022 - ENBRIDGEMENT CLASSES - A	0.00	44,921.80	
	21.63.61180	AFTER SCHOOL ENRICHM	12.19.2022 - ENBRIDGEMENT C	44,921.80		
02606	Halleh Besharati	12/19/2022	Regular	0.00	580.30	95290
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0008971	Invoice	12/19/2022	12.19.2022 - HOLIDAY BAKING CLASS - DE	0.00	580.30	
	21.62.61175	KIDS CULTURE SERVICES	12.19.2022 - HOLIDAY BAKING C	580.30		
03192	Language and Cultural Center, Inc.	12/19/2022	Regular	0.00	14,677.60	95291

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0008966	Invoice	12/19/2022	12.19.2022 - SPANISH CLASSES - ASE FALL	0.00	14,677.60	
	21.63.61180	AFTER SCHOOL ENRICHM	12.19.2022 - SPANISH CLASSES -	14,677.60		
00283	One on One Basketball	12/19/2022	Regular	0.00	14,074.45	95292
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0008968	Invoice	12/19/2022	12.19.2022 - SPORTS CLASSES - ASE FALL	0.00	14,074.45	
	21.63.61180	AFTER SCHOOL ENRICHM	12.19.2022 - SPORTS CLASSES -	14,074.45		
03362	Stephanie Portillo	12/19/2022	Regular	0.00	60.00	95293
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2009463.002	Invoice	12/19/2022	12.19.2022 - REGISTRATION FEE - REFUND	0.00	60.00	
	21.61.48103	TUMBLING	12.19.2022 - REGISTRATION FEE	60.00		
00024	T & B Sports Inc	12/19/2022	Regular	0.00	7,759.31	95294
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0000142762	Invoice	12/19/2022	12.19.2022 - BASKETBALL UNIFORMS - 20	0.00	7,759.31	
	21.61.62961	BASKETBALL SUPPLIES	12.19.2022 - BASKETBALL UNIF	7,759.31		
03360	Tam Realty	12/19/2022	Regular	0.00	1,000.00	95295
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0008964	Invoice	12/19/2022	12.15.2022 - BREAKFAST WITH SANTA - RE	0.00	1,000.00	
	60.00.48141	BREAKFAST WITH SANTA	12.15.2022 - BREAKFAST WITH S	1,000.00		
03366	Yulia Reilly	12/19/2022	Regular	0.00	30.00	95296
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2009462.002	Invoice	12/19/2022	12.19.2022 - REGISTRATION REFUND - 20	0.00	30.00	
	21.61.48103	TUMBLING	12.19.2022 - REGISTRATION REF	30.00		
00003	All Autos Inc.	12/27/2022	Regular	0.00	1,030.37	95297
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
56397	Invoice	12/21/2022	12.06.2022 - SMOG TEST - REPAIR - 94 FO	0.00	567.76	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	12.06.2022 - SMOG TEST - REPAI	567.76		
56419	Invoice	12/21/2022	12.07.2022 - SMOG INSPECTION - 01 FOR	0.00	61.10	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	12.07.2022 - SMOG INSPECTION	61.10		
56426	Invoice	12/21/2022	12.07.2022 - SMOG INSPECTION - 92 FOR	0.00	61.10	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	12.07.2022 - SMOG INSPECTION	61.10		
56465	Invoice	12/21/2022	12.13.2022 - SMOG INSPECTION - 02 DOD	0.00	73.10	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	12.13.2022 - SMOG INSPECTION	73.10		
56470	Invoice	12/21/2022	12.13.2022 - NEW TIRE - MOUNTING & B	0.00	267.31	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	12.13.2022 - NEW TIRE - MOUN	267.31		
00196	Altec Systems, Inc	12/27/2022	Regular	0.00	49.00	95298
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
60721	Invoice	12/21/2022	12.10.2022 - ORIGINAL FICHE - 160 OAK S	0.00	49.00	
	01.41.61157	PLAN CHECKING	12.10.2022 - ORIGINAL FICHE -	49.00		
02975	Angel Casillas	12/27/2022	Regular	0.00	719.01	95299

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0008973	Invoice	12/21/2022	12.14.2022 - REIMBURSEMENT - CERTIFIE	0.00	36.29	
	01.41.62003	POSTAGE	12.14.2022 - REIMBURSEMENT -	36.29		
INV0008974	Invoice	12/21/2022	12.14.2022 - REIMBURSEMENT - CELL PH	0.00	682.72	
	01.41.61705	UTILITIES-TELEPHONE	12.14.2022 - REIMBURSEMENT -	682.72		
02806	AQUASCAPE POOL SERVICE	12/27/2022	Regular	0.00	209.00	95300
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
19665	Invoice	12/21/2022	11.30.2022 - FOUNTAIN SRVC - IMAGINAT	0.00	209.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	11.30.2022 - FOUNTAIN SRVC - I	209.00		
00276	BK Krill Corp	12/27/2022	Regular	0.00	575.00	95301
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1557	Invoice	12/21/2022	12.15.2022 - JPGS, SINAGE & POSTCARD	0.00	575.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	12.15.2022 - JPGS, SINAGE & PO	50.00		
	01.18.61150	OUTSIDE SERVICES-OTHE	12.15.2022 - JPGS, SINAGE & PO	345.00		
	60.14.62903	PICNICS ON PLAZA	12.15.2022 - JPGS, SINAGE & PO	60.00		
	70.81.61150	OUTSIDE SERVICES-OTHE	12.15.2022 - JPGS, SINAGE & PO	120.00		
00429	California Infrastructure Consultancy, Inc.	12/27/2022	Regular	0.00	7,363.50	95302
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
20027.105	Invoice	12/21/2022	11.02.2022 - PROJECT ENGINEER - SA BP	0.00	7,363.50	
	12.41.63119	CAPITAL OUTLAY - BRIDG	11.02.2022 - PROJECT ENGINEE	844.59		
	14.41.63119	CAPTIAL OUTLAY - BRIDG	11.02.2022 - PROJECT ENGINEE	6,518.91		
00429	California Infrastructure Consultancy, Inc.	12/27/2022	Regular	0.00	580.00	95303
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
20027.104	Invoice	12/21/2022	11.02.2022 - PROJECT ENGINEER - SA BP	0.00	580.00	
	14.41.63119	CAPTIAL OUTLAY - BRIDG	11.02.2022 - PROJECT ENGINEE	513.47		
	14.41.63119	CAPTIAL OUTLAY - BRIDG	11.02.2022 - PROJECT ENGINEE	66.53		
01110	County of Marin/CAL-SLA	12/27/2022	Regular	0.00	945.00	95304
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0008972	Invoice	12/21/2022	12.16.2022 - ANUAL DUES - CALSLA	0.00	945.00	
	01.42.61131	OUTSIDE SVCS-STREET LI	12.16.2022 - ANUAL DUES - CAL	945.00		
02581	CSG Consultants	12/27/2022	Regular	0.00	843.75	95305
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
B222160	Invoice	12/21/2022	12.01.2022 - 834 SFD BLVD - INSTALL CHA	0.00	843.75	
	01.00.42201	CONSTR: PLAN CHECK	12.01.2022 - 834 SFD BLVD - INS	843.75		
00533	Davis Sign Company	12/27/2022	Regular	0.00	635.06	95306
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
35939	Invoice	12/21/2022	12.06.2022 - FLOOD HORN SIGNS - TOWN	0.00	280.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	12.06.2022 - FLOOD HORN SIGN	280.00		
35972	Invoice	12/21/2022	12.15.2022 - FORD GREENE - GIFT SIGN	0.00	355.06	
	01.41.62200	DEPARTMENTAL SUPPLIE	12.15.2022 - FORD GREENE - GI	355.06		
00087	Elite Tree Service	12/27/2022	Regular	0.00	2,145.00	95307

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2022-12-4	Invoice	12/21/2022	12.09.2022 - SAND BAGS - MEMORIAL PA	0.00	560.00	
	70.81.61150	OUTSIDE SERVICES-OTHE	12.09.2022 - SAND BAGS - MEM	560.00		
2022-12-5	Invoice	12/21/2022	12.12.2022 - TARP REPAIR - SAND BAGS	0.00	1,585.00	
	70.81.61150	OUTSIDE SERVICES-OTHE	12.12.2022 - TARP REPAIR - SAN	1,585.00		
02356	Ellen Caldwell	12/27/2022	Regular	0.00	68.22	95308
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
29553	Invoice	12/21/2022	10.27.2022 - REIMBURSEMENT - WATERS	0.00	68.22	
	01.81.62200	DEPARTMENTAL SUPPLIE	10.27.2022 - REIMBURSEMENT -	68.22		
00017	Fairfax Building Supply Co. Inc.	12/27/2022	Regular	0.00	556.74	95309
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
256774	Invoice	12/21/2022	12.08.2022 - 40W LED BULBS - CORPYARD	0.00	47.04	
	01.81.62200	DEPARTMENTAL SUPPLIE	12.08.2022 - 40W LED BULBS - C	47.04		
256778	Invoice	12/21/2022	12.08.2022 - BATTERIES - CORPYARD	0.00	46.85	
	01.42.62908	SUPPLIES-STREET MAINT	12.08.2022 - BATTERIES - CORPY	46.85		
256791	Invoice	12/21/2022	12.08.2022 - FRUIT PICKER - CORPYARD	0.00	41.19	
	01.42.62200	DEPARTMENTAL SUPPLIE	12.08.2022 - FRUIT PICKER - CO	41.19		
256883	Invoice	12/21/2022	12.09.2022 - MISC TOOLS - CORPYARD	0.00	13.46	
	01.42.62200	DEPARTMENTAL SUPPLIE	12.09.2022 - MISC TOOLS - COR	13.46		
256977	Invoice	12/21/2022	12.12.2022 - GATE LATCH - CORPYARD	0.00	14.89	
	01.42.62909	SUPPLIES-TRAFFIC CONTR	12.12.2022 - GATE LATCH - COR	14.89		
256978	Invoice	12/21/2022	12.12.202 - PAINTING SUPPLIES - CORPYA	0.00	304.96	
	01.81.62200	DEPARTMENTAL SUPPLIE	12.12.202 - PAINTING SUPPLIES	304.96		
257049	Invoice	12/21/2022	12.13.2022 - LOCK KEY STORAGE - CORPY	0.00	44.13	
	01.81.62200	DEPARTMENTAL SUPPLIE	12.13.2022 - LOCK KEY STORAG	44.13		
257071	Invoice	12/21/2022	12.14.2022 - WRAP PIPE - CORPYARD	0.00	23.52	
	01.81.62200	DEPARTMENTAL SUPPLIE	12.14.2022 - WRAP PIPE - CORP	23.52		
257143	Invoice	12/21/2022	12.15.2022 - MULTIPURPOSE NET - CORPY	0.00	20.70	
	01.81.62200	DEPARTMENTAL SUPPLIE	12.15.2022 - MULTIPURPOSE NE	20.70		
02803	FISHMAN SUPPLY COMPANY	12/27/2022	Regular	0.00	726.06	95310
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1375960.4	Invoice	12/21/2022	12.12.2022 - EAR PLUGS - CORPYARD	0.00	24.68	
	01.42.62200	DEPARTMENTAL SUPPLIE	12.12.2022 - EAR PLUGS - CORP	24.68		
1376482.3	Invoice	12/21/2022	12.14.2022 - POISON IVY CONTACT CLEAN	0.00	41.75	
	01.81.62200	DEPARTMENTAL SUPPLIE	12.14.2022 - POISON IVY CONTA	41.75		
1381239	Invoice	12/21/2022	12.06.2022 - WORK GEAR - CORPYARD	0.00	172.13	
	01.81.61413	EQUIPMENT MAINT.-OTH	12.06.2022 - WORK GEAR - COR	172.13		
1381239.1	Invoice	12/21/2022	12.15.2022 - WORK GEAR - CORPYARD	0.00	45.47	
	01.81.61413	EQUIPMENT MAINT.-OTH	12.15.2022 - WORK GEAR - COR	45.47		
1381413	Invoice	12/21/2022	12.07.2022 - WORK GEAR - CORPYARD	0.00	351.10	
	01.81.61413	EQUIPMENT MAINT.-OTH	12.07.2022 - WORK GEAR - COR	351.10		
1381413.1	Invoice	12/21/2022	12.15.2022 - WORK GEAR - CORPYARD	0.00	90.93	
	01.81.61413	EQUIPMENT MAINT.-OTH	12.15.2022 - WORK GEAR - COR	90.93		
02278	Gardeners' Guild	12/27/2022	Regular	0.00	9,305.00	95311
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
111005	Invoice	12/21/2022	12.09.2022 - SOLAR CONTROLLER - RED H	0.00	8,430.00	
	01.42.61150	OUTSIDE SERVICES-OTHE	12.09.2022 - SOLAR CONTROLLE	8,430.00		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
111006	Invoice	12/21/2022	12.09.2022 - COLOR INSTALLATION - IMA	0.00	875.00	
	01.42.61150	OUTSIDE SERVICES-OTHE	12.09.2022 - COLOR INSTALLATI	875.00		
02861	H & H PRINTING, INC	12/27/2022	Regular	0.00	2,274.01	95312
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
12969-P	Invoice	12/21/2022	12.13.2022 - POSTCARD MAILING - POSTA	0.00	2,274.01	
	01.18.61150	OUTSIDE SERVICES-OTHE	12.13.2022 - POSTCARD MAILIN	2,274.01		
00020	Hannibal's Inc Electrical Construction	12/27/2022	Regular	0.00	4,668.43	95313
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
24886	Invoice	12/21/2022	12.08.2022 - LAMP REPAIR - REPLACEME	0.00	4,138.78	
	01.42.61150	OUTSIDE SERVICES-OTHE	12.08.2022 - LAMP REPAIR - REP	4,138.78		
24889	Invoice	12/21/2022	12.08.2022 - DIGITAL LIGHT TIMERS - INS	0.00	293.40	
	01.81.62200	DEPARTMENTAL SUPPLIE	12.08.2022 - DIGITAL LIGHT TI	293.40		
24892	Invoice	12/21/2022	12.08.2022 - HORN COMPRESSOR - REPAI	0.00	236.25	
	41.41.61701	UTILITIES-ELECTRICITY	12.08.2022 - HORN COMPRESS	236.25		
01850	Hardiman Construction	12/27/2022	Regular	0.00	1,500.00	95314
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
WEB4644	Invoice	12/29/2022	12.15.2022 - 151 ALDER AVE - ROAD BON	0.00	1,500.00	
	01.00.20372	ST CUT INSPECTN COST	12.15.2022 - 151 ALDER AVE - R	1,500.00		
03367	Herbert M. Rowland, Jr.	12/27/2022	Regular	0.00	2,310.00	95315
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1957	Invoice	12/21/2022	12.09.2022 - PROFESSIONAL SERVICES - L	0.00	2,310.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	12.09.2022 - PROFESSIONAL SE	2,310.00		
03281	Jaime E. Valle	12/27/2022	Regular	0.00	5,500.00	95316
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
121622	Invoice	12/21/2022	12.17.2022 - PLAN CHECKING & INSPECTI	0.00	5,500.00	
	01.41.61157	PLAN CHECKING	12.17.2022 - PLAN CHECKING &	5,500.00		
03359	Jordan Weill	12/27/2022	Regular	0.00	703.18	95317
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1007	Invoice	12/21/2022	12.16.2022 - REIMBURSEMENT - HILLDAL	0.00	703.18	
	01.81.62200	DEPARTMENTAL SUPPLIE	12.16.2022 - REIMBURSEMENT -	703.18		
03322	Juan Ladaverde	12/27/2022	Regular	0.00	2,046.57	95318
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0008975	Invoice	12/21/2022	12.16.2022 - PAINTING SUPPLIES - MEMO	0.00	372.43	
	70.81.61150	OUTSIDE SERVICES-OTHE	12.16.2022 - PAINTING SUPPLIE	372.43		
INV0008976	Invoice	12/21/2022	12.16.2022 - PAINTING SRVCS - 30 HRS	0.00	1,500.00	
	70.81.61150	OUTSIDE SERVICES-OTHE	12.16.2022 - PAINTING SRVCS -	1,500.00		
INV0008977	Invoice	12/21/2022	12.16.2022 - REIMBURSEMENT - PAINTIN	0.00	174.14	
	70.81.61150	OUTSIDE SERVICES-OTHE	12.16.2022 - REIMBURSEMENT -	174.14		
03228	MGE Engineering Inc	12/27/2022	Regular	0.00	4,160.00	95319

Check Report **Date Range: 12/01/2022 - 12/31/2022**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
663.04	Invoice	12/21/2022	11.02.2022 - PROJECT ENGINEER - 13 HRS	0.00	4,160.00	
	12.41.63119	CAPITAL OUTLAY - BRIDG	11.02.2022 - PROJECT ENGINEE	238.58		
	14.41.63119	CAPTIAL OUTLAY - BRIDG	11.02.2022 - PROJECT ENGINEE	2,080.00		
	14.41.63119	CAPTIAL OUTLAY - BRIDG	11.02.2022 - PROJECT ENGINEE	1,841.42		
01256	Miksis Services Inc	12/27/2022	Regular	0.00	6,430.00	95320
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
316162	Invoice	12/21/2022	11.16.2022 - VIDEO MONITOR - CLEANIN	0.00	6,430.00	
	70.81.61150	OUTSIDE SERVICES-OTHE	11.16.2022 - VIDEO MONITOR -	6,430.00		
00118	North Bay Lighting & Electrical Supply	12/27/2022	Regular	0.00	961.40	95321
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
67284	Invoice	12/21/2022	11.29.2022 - LED BULBS - LIBRARY	0.00	589.95	
	01.81.62200	DEPARTMENTAL SUPPLIE	11.29.2022 - LED BULBS - LIBRA	589.95		
67679	Invoice	12/21/2022	12.07.2022 - BULBS - LIBRARY	0.00	256.74	
	01.81.62200	DEPARTMENTAL SUPPLIE	12.07.2022 - BULBS - LIBRARY	256.74		
67726	Invoice	12/21/2022	12.08.2022 - LED BULBS - ICC	0.00	114.71	
	01.81.62200	DEPARTMENTAL SUPPLIE	12.08.2022 - LED BULBS - ICC	114.71		
03211	ODP Business Solutions LLC	12/27/2022	Regular	0.00	866.27	95322
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
270214828001	Invoice	12/21/2022	12.05.2022 - DESK - RISER - PLANNING	0.00	430.05	
	01.41.62200	DEPARTMENTAL SUPPLIE	12.05.2022 - DESK - RISER - PLA	430.05		
280677803001	Invoice	12/21/2022	12.15.2022 - OFFICE CHAIR - PLANNING	0.00	436.22	
	01.41.62200	DEPARTMENTAL SUPPLIE	12.15.2022 - OFFICE CHAIR - PL	436.22		
02870	RHAA	12/27/2022	Regular	0.00	6,473.25	95323
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0024595	Invoice	12/21/2022	12.08.2022 - DESIGN REFINEMENT - CREE	0.00	6,473.25	
	71.81.61150	OUTSIDE SERVICES-OTHE	12.08.2022 - DESIGN REFINEME	6,473.25		
00182	Roto-Rooter Plumbers	12/27/2022	Regular	0.00	4,090.00	95324
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
57186995	Invoice	12/21/2022	12.15.2022 - VACTOR FLUSH - STORM DR	0.00	4,090.00	
	01.42.61123	OUTSIDE SVCS-DRAINAGE	12.15.2022 - VACTOR FLUSH - ST	4,090.00		
01359	Siegfried Engineering Inc	12/27/2022	Regular	0.00	17,095.50	95325
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
44576	Invoice	12/21/2022	12.12.2022 - ENGINEERING SRVCS - NOVE	0.00	12,847.50	
	19.41.63109	UNPROGRAMMED RESUR	12.12.2022 - ENGINEERING SRV	12,847.50		
44577	Invoice	12/21/2022	12.12.2022 - ENGINEERING SRVCS - MEM	0.00	4,248.00	
	70.81.61150	OUTSIDE SERVICES-OTHE	12.12.2022 - ENGINEERING SRV	4,248.00		
00130	Terminix Processing Center	12/27/2022	Regular	0.00	135.00	95326
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
5161933	Invoice	12/21/2022	12.15.2022 - 237 CRESENT RD - PEST CON	0.00	135.00	
	01.41.61506	BLDG. MAINT-OTHER	12.15.2022 - 237 CRESENT RD -	135.00		
03094	TRC Companies	12/27/2022	Regular	0.00	792.00	95327

Check Report **Date Range: 12/01/2022 - 12/31/2022**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
38910	Invoice	12/21/2022	12.12.2022 - INSPECTOR SRVC - BOLINAS	0.00	792.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	12.12.2022 - INSPECTOR SRVC -	792.00		
00362	Town of San Anselmo	12/07/2022	Bank Draft	0.00	228,824.86	DFT04001
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0008912	Invoice	12/07/2022	12-15-2022 TSA To Fund Payroll	0.00	228,824.86	
	01.00.20299	PAYROLL PAYABLE	12-15-2022 TSA To Fund Payroll	163,920.42		
	01.00.20299	PAYROLL PAYABLE	12-15-2022 TSA To Fund Payroll	-1,225.87		
	01.00.20299	PAYROLL PAYABLE	12-15-2022 TSA To Fund Payroll	3,694.50		
	12.00.20299	PAYROLL PAYABLE	12-15-2022 TSA To Fund Payroll	8,781.76		
	12.00.20299	PAYROLL PAYABLE	12-15-2022 TSA To Fund Payroll	-46.25		
	19.00.20299	PAYROLL PAYABLE	12-15-2022 TSA To Fund Payroll	6,304.67		
	21.00.20299	PAYROLL PAYABLE	12-15-2022 TSA To Fund Payroll	31,605.25		
	21.00.20299	PAYROLL PAYABLE	12-15-2022 TSA To Fund Payroll	-230.00		
	27.00.20299	PAYROLL PAYABLE	12-15-2022 TSA To Fund Payroll	16,020.38		
00362	Town of San Anselmo	12/16/2022	Bank Draft	0.00	185,697.60	DFT04020
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0008963	Invoice	12/16/2022	12-30-2022 TSA To Fund Payroll	0.00	185,697.60	
	01.00.20299	PAYROLL PAYABLE	12-30-2022 TSA To Fund Payroll	132,624.92		
	01.00.20299	PAYROLL PAYABLE	12-30-2022 TSA To Fund Payroll	3,694.50		
	01.00.20299	PAYROLL PAYABLE	12-30-2022 TSA To Fund Payroll	-1,225.87		
	12.00.20299	PAYROLL PAYABLE	12-30-2022 TSA To Fund Payroll	6,371.50		
	12.00.20299	PAYROLL PAYABLE	12-30-2022 TSA To Fund Payroll	-46.25		
	19.00.20299	PAYROLL PAYABLE	12-30-2022 TSA To Fund Payroll	3,675.09		
	21.00.20299	PAYROLL PAYABLE	12-30-2022 TSA To Fund Payroll	29,880.51		
	21.00.20299	PAYROLL PAYABLE	12-30-2022 TSA To Fund Payroll	-230.00		
	27.00.20299	PAYROLL PAYABLE	12-30-2022 TSA To Fund Payroll	10,953.20		
01281	Payroll Resources Group	12/16/2022	Bank Draft	0.00	85.00	DFT04021
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
10992	Invoice	12/16/2022	December 2022 S125 Processing Fees	0.00	85.00	
	01.12.61107	OUTSIDE SVCS-ACCOUNTI	December 2022 S125 Processin	85.00		

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	292	138	0.00	985,161.87
Manual Checks	0	0	0.00	0.00
Voided Checks	0	6	0.00	0.00
Bank Drafts	3	3	0.00	414,607.46
EFT's	0	0	0.00	0.00
	295	**147**	**0.00**	**1,399,769.33**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	292	138	0.00	985,161.87
Manual Checks	0	0	0.00	0.00
Voided Checks	0	6	0.00	0.00
Bank Drafts	3	3	0.00	414,607.46
EFT's	0	0	0.00	0.00
	295	**147**	**0.00**	**1,399,769.33**

Fund Summary

Fund	Name	Period	Amount
99	POOLED CASH - OPERATING	12/2022	1,399,769.33
			1,399,769.33

TO: TOWN COUNCIL January 10, 2023 **Item #:** 2.

FROM:
Serge Avila, Town Clerk

SUBJECT:
Approve Resolution of the Town Council Authorizing the Appropriation of Funds for the Purchase of iPads for the Installation and use of the Granicus- iLegislate Digital Agenda Application.

RECOMMENDATION

Staff recommends authorizing the purchase of six (6) iPads for an amount no to exceed $8,400 for the installation and use of Granicus- iLegislate intuitive digital agenda application for use by Town Councilmembers.

BACKGROUND

The Town of San Anselmo has been providing hard copies of its agenda packets ranging from 50 to 200 plus pages for every meeting for most Councilmembers. For years staff has assembled paper packets that are distributed before meetings, which has required staff time and printing costs. The Town Clerk's office was prompted to review and introduce a cost-effective solution to reduce the time to print and assemble packets as well as to reduce copy paper usage and disposal. In addition, staff sought an option that would provide Councilmembers with easy access to the agenda packets by eliminating the need to pick-up printed materials in person.

ANALYSIS

After reviewing the current Granicus Legistar Agenda Management platform and speaking with Granicus representatives, iLegislate was suggested as an option. iLegislate is an intuitive digital agenda application that allows users to view meeting agendas on a tablet device that has a built-in research and annotation tool; iLegislate software is available to the Town of San Anselmo and is free of charge. Attachment 1 contains information on all the functionalities of iLegislate. However, the Town would be required to purchase tablets that can be used by Council members to access the application.

FISCAL IMPACT

The purchase of the iPad devices will have a fiscal impact not expected to exceed of $8400. Funds are available from the Technology Replacement Fund.

GENERAL PLAN CONSISTENCY

The proposed Resolution is consistent with the Town of San Anselmo Chapter 4 Waste Reduction Strategies of the Climate Action Plan 2030

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The proposed Ordinance Amendment is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5) because it is not a "project' under CEQA; CEQA Guidelines section 15061(b)(3), the "common sense exemption", because the proposed Ordinance Amendment will not have a significant environmental effect; and CEQA Guidelines section 15307 and 15308 as an action taken by a regulatory agency to protect the environment.

CONCLUSION

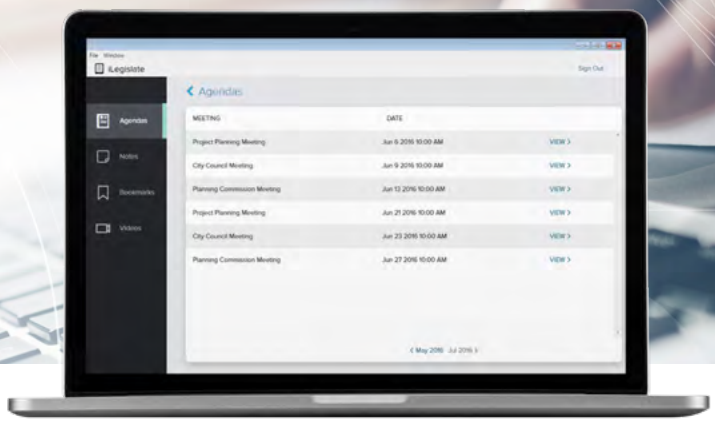
Staff recommends that the Town Council consider the approval of the proposed Resolution.

ATTACHMENTS

Attachment 1- iLegislate Information
Attachment 2- Draft Resolution

iLegislate

Intuitive digital agenda app for elected officials



DID YOU KNOW

$300K

is spent each year printing paper agendas and packets?

iLegislate Features

- Access on any iOS or Windows device.
- Digitally review meeting agendas and supporting documents.
- Receive instant updates when agendas are published or modified.
- Take notes and bookmark specific agenda items.
- Access meeting materials on- and offline.
- Add eComment to activate online citizen comments.
- Integrates seamlessly with govMeetings agenda management, board member voting, and online public comment solutions.

Make More Informed Decisions and Increase Efficiency

iLegislate is a simple yet powerful application for viewing meeting agendas on a tablet device or computer. By providing built-in research and annotation tools, iLegislate helps board members better prepare for meetings and make more informed decisions.

Easy for anyone to learn, iLegislate makes sharing and reviewing agendas effortless. It's why iLegislate is the preferred digital agenda application for Clerks and officials across the U.S. and Canada.

With iLegislate You Can...

- ✔ **Better prepare for meetings** with the ability to quickly review past meeting materials and recordings.
- ✔ **Access meeting agendas from anywhere** via computer, tablet, or mobile device.
- ✔ **Streamline agenda distribution** by sending agendas directly from govMeetings agenda management software.
- ✔ **Save money and trees** by going paperless.

ITEM 2- ATTACHMENT 1

RESOLUTION NO.

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO AUTHORIZING THE PURCHASE OF SIX IPADS FOR THE INSTALLATION AND USE OF ILEGISLATE APP FOR AN AMOUNT NOT TO EXCEED $8,400.

WHEREAS, Town Council has requested Agenda Packets before its meetings; and

WHEREAS, staff has been printing and assembling agenda packets for most of the Councilmembers; and

WHEREAS, the Town Clerk's office has reviewed and introduced a cost-effective and streamlined solution for this task; and

WHEREAS, Granicus-iLegislate is a free of charge digital agenda application that provides access to agenda packets via iPads; and

WHEREAS, Granicus has almost 40 years of government focused experience supporting overt 1,000 jurisdictions.

NOW, THEREFORE, BE IT RESOLVED THAT the Town Council authorizes the purchase of six iPads for an amount not to exceed $8,400.

PASSED AND ADOPTED at the regular meeting of the Town Council of the Town of San Anselmo held on the 10th day of January, 2023, by the following vote:

AYES: Councilmember:
NOES: Councilmember:
ABSENT: Councilmember:

_____
Steve Burdo, Mayor

Attest:

_____
Serge Avila, Town Clerk

TO: TOWN COUNCIL January 10, 2023 **Item #:** 3.

FROM:
Heidi Scoble, Planning Director

SUBJECT:
Review the Public Draft 6th Cycle Housing Element and Approve by Motion the Submittal of the Draft to the California Department of Housing and Community Development

RECOMMENDATION

Approve by motion the submittal of the Public Draft 6th Cycle Housing Element to the California Department of Housing and Community Development (HCD) for review at the close of the 30-day public review period ending on January 12, 2023. Prior to submittal to HCD, allow staff to make the following changes to the document if necessary:

1. Changes responding to Town Council feedback on January 10, 2023
2. Non-substantive changes responding to public input received by January 12, 2023.

If there are no changes to the document, as required by HCD, the final draft may be submitted to HCD 10-days after the close of public comment, on January 22, 2023.

BACKGROUND

The Housing Element is one of seven mandatory elements that must be included in the Town of San Anselmo's General Plan. The Housing Element outlines goals, polices, implementation programs, and quantified objectives that will plan for the housing needs of all segments of San Anselmo's population. The Housing Element serves as San Anselmo's blueprint for meeting the housing needs of its residents at all economic levels and addressing segments of the population with special housing needs. Unlike other mandatory General Plan elements, the Housing Element is required to be updated every eight years and must be reviewed and certified by the California Department of Housing and Community Development (HCD).
State law does not require municipalities to construct new housing units; however, local governments must plan for and demonstrate adequate sites to satisfy their share of projected housing needs for all economic segments of the community, known as the Regional Housing Needs Assessment or "RHNA". HCD determines the total number of housing units necessary for each region in California over an 8-year period, which are then allocated to each individual jurisdiction by the regional government association. For the current Housing Element cycle the Association of Bay Area Governments (ABAG)

has allocated San Anselmo a total of 833 housing units, divided by various income levels.

The Housing Element is required to include:

- Assessment of the unique characteristics of the San Anselmo's population and households
- Inventory of sites pursuant to California Government Code Section 65583, which establishes the content requirements of a Housing Element (***see Attachment 2***). Additionally, consistent with Government Code Section 65583.2, HCD has published a memorandum regarding a Housing Element Site Inventory Guidebook that details the requirements for the Town's inventory of residential sites to accommodate the RHNA (***see Attachment 3***). Noted above, the Town's RHNA allocation for Cycle 6 is 833 Units. Lastly, the 6th Cycle Housing Element will for the first time, address Affirmatively Furthering Fair Housing (AFFH) requirements (***see Attachment 4***). AFFH is a set of federal and state laws which require jurisdictions to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, lift barriers that restrict access to foster inclusive communities, achieve racial equity, and guarantee fair housing choice.

In 2022, the Town began the 6th Cycle Housing Element Update process. In May 2022, the Town Council approved a Professional Services Agreement for Houseal Lavigne to help prepare the Draft Housing Element and update the Safety Element. In June 2022, the Town Council established the Housing Element Advisory Committee (HEAC) and appointed two councilmembers, one planning commissioner and four residents. Prior to the release of the Public Draft Housing Element, there have been two community workshops (July 21, 2022 and August 25, 2022), the HEAC has conducted five public meetings (July 11, 2022, July 21, 2022, September 1, September 26, 2022, and November 3, 2022), and the Town Council received an update and confirmed the Housing Opportunity Sites on October 11, 2022. Town Staff has also participated in two community pop-up events (On the Avenue (October 14, 2022) and the Goblin Spooktacular (October 28, 2022)).

On December 12, 2022 the Public Draft Housing Element was released. The Public Draft was made accessible on the Town of San Anselmo homepage and the Town's Housing Element Update website. A town-wide postcard was mailed to all residents informing them of the release of the Public Draft Housing Element and providing information about submitting comments.

On December 15, 2022, the HEAC conducted a public meeting to receive a presentation from staff, accept public comment, and provide a recommendation to the Town Council regarding the Public Draft Housing Element. The comments from the HEAC included a request to ensure the Housing Element will address ownership equity to facilitate making home ownership more realistic (e.g., consideration of a down payment assistance program) and recommended the draft document move forward to the Town Council for consideration.

On December 19, 2022, the Planning Commission conducted a public meeting to receive a presentation from staff, accept public comment, and provide a recommendation to the Town Council regarding the Public Draft Housing Element. The Planning Commission unanimously recommended the Town Council consider the adoption of the Draft Housing Element as proposed. A member of the public also

provided public comment requesting that the existing R-1 Housing Opportunity Sites proposed to be rezoned to either R-2 and R-3 not be permitted and that the existing R-3 densities remain at 20 units to the acre instead of the proposed 30-units to the acre. The public comment received was focused on the following Housing Opportunity sites between Tamalpais Avenue to the North, Ross Avenue to the South, San Anselmo Avenue to the East and Sunnyside Avenue to the West (refer to Appendix B of the Public Draft Housing Element): 24, 25, 32, 33, 34, 35, 36, 37, 38, 39, 41, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 54, 55, and 56.

DISCUSSION

The San Anselmo Public Draft Housing Element has been written to include eight sections that cover topics required by State law, in addition to two appendices to reflect public participation and a Map Book to show the Housing Opportunity Sites. Specifically, the Public Draft Housing Element includes the following:

1. **Section 1: Introduction**. Provides an overview of the purpose and requirements of a Housing Element, key housing terms, sources of housing data, consistency with the San Anselmo General Plan, public participation overview, and a review of the Cycle 5 past performance.
2. **Section 2: Housing Needs and Constraints Executive Summary**. Overview of Housing Needs discussed in Section 3 and Housing Constraints discussed in Section 4.
3. **Section 3: Housing Needs**. Examines demographic, employment and housing trends and conditions and identifies existing and projected housing needs of the community, with attention paid to special housing needs (e.g., large families, persons with disabilities, female-headed households, employee housing, and people of diverse social and economic backgrounds).
4. **Section 4: Housing Constraints**. Analyzes and recommends remedies for existing and potential governmental and nongovernmental barriers to housing development.
5. **Section 5: Housing Resources**. Identifies a list of federal, state, and local programs to achieve the policies, programs, and actions listed in the Housing Element, in addition to opportunities for energy conservation.
6. **Section 6: Housing Opportunities**. Identifies existing and opportunity sites for housing development or redevelopment to ensure there is adequate land zoned for housing to meet the future need at all income levels.
7. **Section 7: Affirmatively Furthering Fair Housing**. Provides an analysis of existing fair housing and segregation issues and includes a plan to address any identified disparities in housing needs, displacement, or access to opportunity.
8. **Section 8: Polices, Programs, and Actions**. Identifies an Action Matrix with coordinated policies, programs, and actions to reduce barriers to housing and promote a variety of housing types and levels of affordability throughout the community. The Action Matrix identifies the Town lead, time frame, and quantifiable

metrics for each action to ensure the Town is held accountable for Housing Element Implementation.

9. **Appendix A: Public Participation**. Includes past presentations at various public meetings and community workshops, summary of the community responses to an Accessory Dwelling Unit (ADU) Questionnaire (March through May 2022) prepared for both owner and residents, and a Housing Element Community Feedback Form (October through November 2022).
10. **Appendix B: Map Book**. Identifies 170 Housing Opportunity Sites, realistic capacity, existing units, and new net units that could be developed.

Staff is requesting the Town Council review the public draft and provide staff with any comments or recommended changes that can be incorporated into the final draft.

Additionally, the Town Council is required to consider public comment received during the Draft Housing Element's 30-day public review period. The Town has received two public comments, which are included below for the Council's consideration. As explained below, staff does not recommend modification of the Housing Element in response to these public comments.

First, Public Comment was received regarding the proposed Housing Opportunity Sites requesting less density. Housing Opportunity Sites are shown in the spreadsheet (***see Attachment 5***) that includes three tables that are sorted by Site, Street Name, Realistic Density/Acre, and Existing Density by Zoning. In summary, the public comment relates to 62 residential lots, 35 of which will have a "Realistic Density/Acre" of less than 20 units/acre, 11 lots would have a density of 20 units/acre, and 16 lots would have more than 20 units/acre.

Existing zoning density for the subject Housing Opportunity Sites would allow for 69 additional units and there are currently 71 existing units. The proposed rezoning included in the Public Draft Housing Element would result in an increase of 103 new units (of the 833 allocated RHNA units) for a total of 174 units in the subject area.

After respectful consideration of the public comment, staff suggests the increase in units included in the Public Draft Housing Element is reasonable given the location and proximity to public transportation and services; therefore staff does not recommend any changes to the Draft. Staff also notes that because the Housing Element focuses on policies, programs, and actions that include a strong emphasis on maintaining the Town's small-town character, ambiance, and visual and aesthetic qualities, developmental changes to the surrounding area would be consistent with the tenets of the General Plan's Land Use Goals.

Second, the Town received public comment regarding proposed actions to facilitate home ownership equity, such as providing a down payment assistance program. Home ownership equity is important to the Town. However, since any down payment assistance program will be a cost to the General Fund, staff suggests that this discussion occur at a later date outside of consideration of the Housing Element. Also, the Public Draft Housing Element includes policies to further affordable housing such as Policy 5, Eliminate Barriers to the Development of Market Rate and Affordable Housing", and Program 5.5, Establish an Affordable Housing Impact Fee Program (AHIFP). The purpose of the AHIFP is to levy a fee upon the construction of new

above-market housing development to create a funding mechanism to subsidize or offset certain construction costs for affordable housing. Staff estimates that the proposed AHIFP will be presented to the Town Council in Fall 2024.

FISCAL IMPACT

The fiscal impacts associated with the Housing Element Update include the preparation of the Housing Element by the consultant, Houseal Lavigne, in the amount of $283,453 (May 10, 2023, Town Council approval) and staff time.

GENERAL PLAN CONSISTENCY

The Housing Element Update is intended to bring elements of the General Plan into conformance with State law.

ENVIRONMENTAL REVIEW

Consideration of the Public Draft Housing Element and direction to staff to submit to HCD for review is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378 as it does not constitute a “project”.

CONCLUSION

Next steps will include the incorporation of Town Council direction and public comments received into the final Draft Housing Element to be sent to HCD for the legally required 90-day review. The Housing Element will then be brought back to the Town Council.

ATTACHMENTS

1. Draft Housing Element
2. Government Code Section 65583
3. Housing Element Site Inventory Guidebook
4. Affirmatively Furthering Fair Housing
5. Residential Density Analysis in Response to Public Comment
6. Public Outreach Post Card

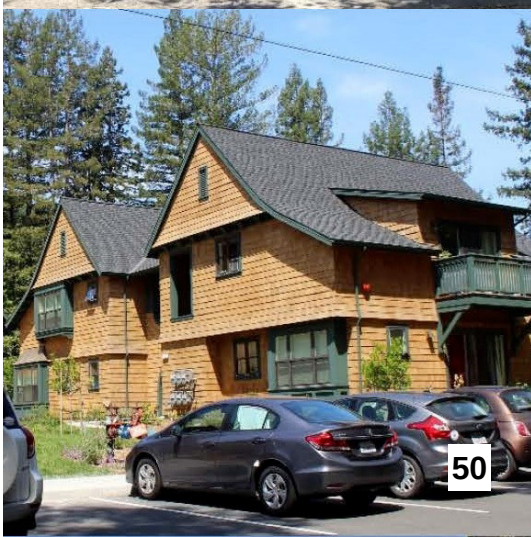
Town of San Anselmo

2023-2031
HOUSING ELEMENT









December 12, 2022
For Public Review

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INTRODUCTION

INTRODUCTION

Purpose of the Housing Element

The Housing Element of the San Anselmo General Plan will facilitate future housing growth intended to meet the needs of the community, along with the State's housing goals as set forth in Article 10.6 of the California Government Code. All municipalities and counties in the State of California are required to update their housing element every eight years in response to evolving housing needs. This Housing Element has been prepared to respond to current and near-term future housing needs in San Anselmo. It contains updated information and strategic directions (goals, policies, and action programs) that the Town is committed to undertaking to address local housing needs.

Affordability in Marin County and the Bay Area is an important issue. San Anselmo's housing conditions are reflective of many area-wide and even nation-wide trends. Over the past thirty years housing costs have skyrocketed out of proportion beyond many residents' ability to afford housing; and interest rates, construction costs and high land costs all contribute to the ultimate cost of housing. This has several implications as it becomes more difficult to fill vacant jobs; traffic increases due to workers commuting from other cities; and many young families, and longtime residents are forced to relocate because they can no longer afford to live in the community.

This Housing Element builds upon the goals, policies, and implementing programs contained in the Town's 2015-2023 Housing Element, which was certified by the California Department of Housing and Community Development (HCD) and adopted on May 12, 2015. As with the 2015-2023 Housing Element, this Element recognizes the Town's limitations in addressing housing problems due to the limited availability of developable land and funding resources. The Town is largely developed per the prescribed zoning, with the exception of infill and mixed-use areas. Most other available residential sites are small or steep sites with limitations due to inaccessibility, soil instability, drainage issues, and few parking options. The Town also faces environmental constraints such as steep slope, WUI areas, and San Anselmo Creek flood plain.

State Law Requirements for Housing Elements

State law requires each city and county to adopt a General Plan containing at least seven elements, including a Housing Element. Regulations regarding Housing Elements are found in the California Government Code Article 10.6 Sections 65580-65589.11. Although the Housing Element must follow State law, it is a local document by nature. The San Anselmo Housing Element focuses on the needs, desires, and vision of San Anselmo residents as it relates to housing in the community.

Unlike the other mandatory General Plan elements, the Housing Element is required to be updated every eight years, and it is subject to detailed statutory requirements and mandatory review by HCD. In accordance with State law, the Housing Element must:

- Provide goals, policies, quantified objectives, and scheduled programs to preserve, improve and develop housing.
- Identify and analyze existing and projected housing needs for all economic segments of the community.
- Identify adequate sites that will be zoned and available (prior to Housing Element adoption) within the eight-year housing cycle to meet the Town's fair share of regional housing needs at all income levels.
- Be internally consistent with other parts of the General Plan.
- Be submitted to the HCD to determine if HCD "certifies" the Housing Element is in compliance with State law.

State law establishes detailed content requirements for Housing Elements and requires a regional "fair share" approach to distributing housing needs. State Housing Element law recognizes that in order for the private sector to address housing needs and demand, local governments must adopt land-use plans and implementing regulations that provide opportunities for housing development without unduly constraint.

In accordance with State law, the Housing Element must be consistent and compatible with other General Plan elements. Additionally, the Housing Element should provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. The housing action program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of lower and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Definitions of Key Housing Terms

In the context of Housing Elements, "affordable housing" generally focuses on housing for extremely low, very low-, low- and moderate-income households, but may also address housing for above moderate-income households. Generally, housing that costs no more than 30 percent of household income is considered affordable. This is especially true for lower income families. So how much do extremely low, very low-, low- and moderate-income households earn and who are they? The definitions below are used throughout this Housing Element.

- **Accessible Housing:** Units accessible and adaptable to the needs of the physically disabled.
- **Emergency Shelter.** Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.
- **Housing Affordability:** The generally accepted measure for determining whether a person can afford housing means spending no more than 30 percent of one's gross household income on housing costs, including utilities, principal, and interest. For example, a teacher earning $50,000 per year can afford $1,250 per month for housing. A police officer or fire fighter earning $60,000 can afford up to $1,500 per month.
- **Housing Density:** The number of dwelling units per acre of land. Gross density includes all the land within the boundaries of a particular area and excludes nothing. Net density excludes certain areas such as streets, open spaces, easements, water areas, etc.
- **Income Categories:** Household income classifications, defined as a percentage of area median household income, as follows:
    - **Acutely Low-Income Households:** Acutely low-income households earn between 0-15 percent of the area median income (AMI). According to HCD's 2022 income limits, an acutely low-income family of four in Marin County would earn up to $24,900.
    - **Extremely Low-Income Households:** Government Code Section 65583(a) requires local Housing Elements to provide "Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households (GC 65583 (a)(1))." Extremely low-income is a subset of the very low-income regional housing need and is defined as households earning between 15-30 percent of AMI. According to HCD's 2022 income limits, an extremely low-income family of four in Marin County would earn up to $55,900.
    - **Very Low-Income Households:** Very low-income households earn between 30-50 percent of AMI. According to HCD's 2022 income limits, a very low-income family of four in Marin County would earn up to $93,200. Low-Income Households: Low-income households earn between 50-80 percent of AMI; the term may also be used to mean 0-80 percent of AMI. According to HCD's 2022 income limits, a low-income family of four in Marin County would earn up to $149,100.
    - **Median Household Income (MFI):** The middle point at which half of the municipality's households earn more, and half earn less. California law and State Income Limits reference the Area Median Income (AMI) pursuant to Health & Safety Code 50093(c), which states the MFI means "persons and families whose income does not exceed the area median income, as adjusted by the department for family size in accordance with adjustment factors adopted and amended from time to time by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937." In addition, MFIs are calculated by family rather than per person, as is done for income limits. Because the average family size is over 3, HUD equates the median family income for an area with a four-person family to calculate State income limits. According to HCD's 2022 income limits, the MFI for a family of four in Marin County is $166,000.
    - **Moderate-Income Households:** Moderate-income households earn between 80-120 percent of AMI. According to HCD's 2022 income limits, a moderate-income family of four in Marin County would earn up to $199,200.
    - **Above Moderate-Income Households:** Defined as households earning over 120 percent of the median household income. A moderate-income family of four in Marin County would earn more than $199,200.

- **Income Limits:** Each year, HCD publishes income limits for house- holds according to income categories and household sizes. With a median income of $166,000 in 2022, Marin County has one of the highest median household incomes in the state (Santa Clara County leads the state with $168,500 in median income). Income limits, adjusted according to family size, are shown below. HCD's state income limits are based on federal income limits published by the U.S. Department of Housing and Urban Development (HUD). HCD limits were last published on May 13, 2022. Due to adjustments made by HCD to the HUD schedule, HCD income limits are higher than HUD income limits in 2022. HCD limits are used in this housing element, but certain funding programs may require HUD, or other income limit schedules, to be used. For additional information, see

  https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf

Table 1.1 Marin County Income Limits

Family Size	Acutely Low Income	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1	$17,450	$39,150	$65,250	$104,400	$116,200	$139,450
2	$19,900	$44,750	$74,600	$119,300	$132,800	$159,350
3	$22,400	$50,350	$83,900	$134,200	$149,400	$179,300
4	$24,900	$55,900	$93,200	$149,100	**$166,000**	$199,200
5	$26,900	$60,400	$100,700	$161,050	$179,300	$215,150
6	$28,900	$64,850	$108,150	$173,000	$192,550	$231,050
7	$30,900	$69,350	$115,600	$184,900	$205,850	$247,000
8	$32,850	$73,800	$123,050	$196,850	$219,100	$262,950

Source: California Department of Housing and Community Development, State Income Limits for 2022

- **Jobs/Housing Balance:** The relationship of the number and types of jobs in a community with the amount and affordability of housing. An appropriate balance is commonly thought to be 1.5 jobs for every one housing unit. A balance between the number of jobs and employed residents can help reduce greenhouse gas emissions, freeway congestion, and fuel consumption as well as improve air quality. However, a one-to-one balance of jobs to housing does not guarantee a reduction in commute trips, especially if low-wage jobs require workers to commute to San Anselmo from lower-cost areas and high housing costs require existing residents to commute to other job centers for higher paying jobs.
- **Persons per Household:** Average number of persons in each household.
- **Senior Housing:** Defined by California Housing Element law as projects developed for, and put to use as, housing for senior citizens. Senior citizens are defined as persons at least 62 years of age.
- **Supportive Housing:** Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. This type of housing has no limit on length of stay, is occupied by the target population (such as low-income persons with disabilities and certain other disabled persons) and is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
- **Transitional Housing:** Transitional housing and transitional housing development mean rental housing operated under program require- ments that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some prede- termined future point in time, which shall be no less than six months. Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A homeless person may live in a transitional apartment for up to two-years while receiving supportive services that enable independent living.
- **Workforce Affordable Housing:** Housing that is affordable to the workforce in the community.

Sources of Housing Data

The main sources of data used to prepare the Housing Element were the 2020 U.S. Census and the 2019 American Community Survey (five-year estimates). The Census remains the most comprehensive and widely accepted source of information on demographic characteristics, and provides consistency with other regional, State and federal housing plans. The American Community Survey (ACS) is an ongoing statistical survey that samples a small percentage of the population every year. The ACS survey can have wide margins of error, especially for small communities, but the survey collects information that is not covered by the decennial Census. All ACS figures reported in this Housing Element should be regarded as estimates and not definitive numbers.

Additional data sources included:

- Population projections and housing counts from the California State Department of Finance;
- The Association of Bay Area Governments (ABAG) Projections 2020 document provides population, household and employment projections;
- Household income and affordability data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD utilizing 2017 American Community Survey 5-year estimates;
- Housing market information is updated through Marin County Assessor sales data, and internet real estate listings and sales data;
- ABAG's Regional Housing Needs Allocation Plan for the San Francisco Bay Area 2023-2031 provides information on existing and projected housing needs;
- Information was also obtained from the Marin Housing Authority; and
- Wage data is from the State of California Economic Development Department.

Consistency with the San Anselmo General Plan

The San Anselmo General Plan serves as the 'constitution' for development in the Town of San Anselmo. It is a long-range Planning and Building document that describes goals, policies, and programs to guide decision-making. Once the General Plan is adopted, all development-related decisions in the Town must be consistent with the Plan. If a development proposal is not consistent with the Plan, it must be revised or the Plan itself must be amended. State law requires a community's General Plan to be internally consistent. This means that the Housing Element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall General Plan, with consistency between it and the other General Plan elements.

San Anselmo is a small residential community of older neighborhoods established before World War II and during the post-war subdivision boom. Many of the residential neighborhoods are perched on hillsides along narrow streets. The town has a balanced mixture of housing types and architectural styles. Based on the current San Anselmo General Plan, the Town has grown to occupy nearly all developable lots. Most new housing construction will be higher density infill development, primarily concentrated along San Anselmo's commercial corridors.

With the exception of the Housing Element, San Anselmo's General Plan has remained relatively unchanged over the last several decades with the character and goals of the community remaining relatively the same. Since the community .is built within the confines of steep topography, the Wildland Urban Interface (WUI), and the San Anselmo Creek floodway, incremental growth has not warranted changes in the General Plan Elements or implementation mechanisms with the exception of the Housing Element. The Land Use, Circulation and Open Space Elements of the Town's current General Plan were adopted in 1988. The Open Space Element was amended in 2019. The 2015 Housing Element was adopted consistent with the General Plan.

The themes established in the Land Use Element are to: (1) retain San Anselmo's small-town character, scale, and pace of life; (2) maintain the economic viability of the Town's commercial core; (3) preserve open space, hillsides and ridge areas; (4) preserve and enhance neighborhood character; and (5) accommodate the housing needs of a socially and economically diverse population. The development projected under the updated Housing Element is consistent with the other elements in the Town's current General Plan.

The current General Plan supports achieving many housing needs in concert with other community goals. The General Plan also supports infill development at densities of 30 dwelling units per acre through the designation of housing opportunity areas ("Housing Opportunity Areas/Apartments (14-28 Units/Gross Acre "), as the Town intends to provide an incentive for low- and moderate-income housing.

The 2015-2023 Housing Element includes policy H.5 Equal Housing Opportunity, which ensures individuals and families who are seeking housing are not discriminated against on the basis of various identities, consistent with the Fair Housing Act. In response to federal rollback of HUD's 2015 Affirmatively Furthering Fair Housing Final Rule, California passed AB 686 in 2018 to ensure AFFH remained an integral part of the housing legislation. AB 686 requires all public agencies to administer housing and community development programs and activities to affirmatively furthers fair housing and to take no action that is inconsistent with this obligation. This means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities." All municipalities must conduct an analysis on their existing and future policies, plans, programs, rules, practices, and related activities, identify impediments to fair housing, and make proactive changes to promote more inclusive communities.

The purpose of AB 686 is to replace segregative patterns within communities with truly integrated and balanced living patterns and to transform racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity.

Public Participation Overview

The Town of San Anselmo conducted a robust public engagement campaign to build community consensus and ensure transparency throughout the Housing Element update process. Due to the COVID-19 pandemic and Governor Newsom's Executive Orders, the majority of Housing Element outreach was conducted virtually. Despite these limitations, the Town devised a multi-faceted approach which involved the establishment of a Housing Element Advisory Committee, a series of public meetings and elected and appointed official updates, one-on-one meetings with potential opportunity site property owners, a project website, online questionnaires, e-newsletters, community-wide survey and mailings, two community pop-up informational events, and announcements in the Town's weekly newsletter.

Housing Element Advisory Committee

A seven-person ad-hoc committee was formed to advise the Town of San Anselmo staff on the Housing Element update. The Housing Element Advisory Committee (HEAC) was comprised of Town residents with a broad range of perspectives, ages, abilities, and backgrounds. The HEAC met six times throughout the course of the update process and provided invaluable feedback that was integral to the development of this document. Additional details on the purpose, process, and outcomes of the HEAC meetings are included in the following pages. Full summaries — as well as links to meeting recordings, agendas, and other materials —are included in the Public Outreach Appendix.

Public Meetings and Events

Town Council Introduction

Purpose

The purpose of the Town Council Meeting was to introduce the Consultant Team, provide the requirements of the Housing Element update, introduce the purpose of the HEAC , and provide a brief overview of a tentative project timeline.

Process

The meeting began with the Consultant Team introduction followed by an explanation of the goals and requirements of the Housing Element. The meeting then outlined the purpose and roles of the HEAC and provided a tentative project timeline of key milestones during the housing element update process. Opportunities for question-and-answer sessions were provided before the meeting adjourned.

Outcomes

The Town Council Introduction meeting resulted in the initial introduction of the Housing Element update process and public awareness of the process.

HEAC Meeting 1

Purpose

The first HEAC Meeting was held to introduce the HEAC and their role during the Housing Element update process. The meeting also provided meeting participants with an overview of the RHNA and the statewide Housing Element update process and guidance on the Town's path to Housing Element adoption. The meeting aimed to gain an initial understanding of HEAC perspectives about San Anselmo and new housing in the community.

Process

The meeting was attended by 14 participants which included HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 1 started off with introducing Town staff, the Consultant Teams, and the HEAC members, followed by an opportunity for public com- ment. The information discussed at the meeting included an overview of the HEAC member roles and responsibilities, an overview of the Housing Element update and RHNA process, and an opportunity for question-and-answer. The meeting also included an interactive poll where the HEAC members responded to questions, , as summarized in the outcomes section below. After the poll questions were answered, the meeting included an introduction to the upcoming Town Hall Meeting, and a second question-and-answer opportunity. The meeting concluded with an overview and timeline of the next steps, how HEAC members can spread the word on the Housing Element update and upcoming public meetings, and lastly, a third question-and-answer opportunity.

Outcomes

The HEAC members were asked to answer general poll questions regarding the Housing Element update. Below are the key themes from the poll questions. A full summary of the poll is available in the Public Outreach Appendix.

What do you like most about living in San Anselmo?

The Town's open space and natural features received the most votes, with 50 percent of HEAC members choosing this topic. The remaining topics which were proximity to amenities, sense of community, sense of safety and security, and other (walk/bike to restaurants and shops), received an equal number of votes with 12.5 percent of members choosing each of these topics.

As the Town seeks to meet the state mandate to plan for 1,000 new housing units at all levels of affordability, which housing types do you feel are most appropriate for San Anselmo?

Participants were given the opportunity to select multiple responses for this question.

Medium density multifamily housing (5-15 units/site) received the most votes, with 16 percent of HEAC members choosing this housing type. Smaller single-family homes on smaller lots, low density multifamily housing (duplex, triplex, quadplex), accessory dwelling units and junior accessory dwelling units, and mixed income senior housing received the second most votes with about 15 percent of HEAC members each choosing these housing types.

How can San Anselmo address housing affordability within Town limits?

Participants were given the opportunity to select multiple responses for this question.

The allowance for an increase in density received the most votes, with 21 percent of HEAC members choosing this option. Incentives for private developers to build more affordable housing received the second most votes with 18 percent of HEAC members choosing this option.

Town Hall Meeting 1

Purpose

The first Town Hall Meeting was a Housing Element Update information session held to provide the community with an overview of the RHNA and statewide Housing Element update process, provide guidance on local application of statewide requirements, and to introduce Town staff, HEAC members, and the consultant team. The workshop was aimed to collect stakeholder and resident feedback on potential Town-specific approaches to meet the local RHNA and to gain insight on the greatest housing challenges and opportunities that face San Anselmo.

Process

Thirteen residents participated in the meeting, as well as Town staff and members of the Consultant Team.

The meeting began with a brief introduction on the purpose of the meeting and Housing Element, followed by introducing the HEAC members and the Consultant Team. The meeting included a detailed description of the RHNA and Housing Element Update process and discussed the Town's path to Housing Element adoption. The meeting then transitioned to poll questions, where participants were asked questions about potential strategies to meet the Town's RHNA and community values. The meeting concluded with an overview of project next steps, information about how participants can stay informed throughout the Housing Element process and spread the word, and a question-and-answer opportunity. Additionally, question-and-answer segments were conducted throughout the workshop in which attendees could provide written input through the Zoom chat feature.

Outcomes

Results from the poll are discussed below.

What do you like most about living in San Anselmo?

The Town's open space and natural features received the most votes, with 64 percent of participants choosing this topic. The Town's sense of community received the second most votes, with 14 percent of the participants choosing this topic. Sense of safety and security, proximity to amenities and "other" each received seven percent of the votes. The participant who voted for "other" specified in the chat that they favor the ability to walk and bike to shops and restaurants.

As the Town seeks to meet the state mandate to plan for 1,000 new housing units at all levels of affordability, which housing types do you feel are most appropriate for San Anselmo?

Participants were given the opportunity to select multiple responses for this question.

Low density multifamily housing received the most votes with 77 percent of participants choosing this housing type. Townhomes received the second most votes with 62 percent of participants choosing this housing type

How can San Anselmo address housing affordability within Town limits?

Participants were given the opportunity to select multiple responses for this question.

The allowance for an increase in density received the most votes with 64 percent of participants choosing this option. Streamlining the residential approval process (ADRB) received the second most votes with 50 percent of participants choosing this option.

HEAC Meeting 2 Summary

Purpose

HEAC Meeting 2 was held to discuss potential housing opportunity sites and gain insight from HEAC members on preferred locations to develop new housing. The meeting also aimed to review poll results from HEAC Meeting 1 and the Town Hall Meeting 1 to compare the results.

Process

The meeting was attended by 11 participants which included members of the public, HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 2 began with a vote to modify the meeting agenda. The motion passed. The meeting then opened for public comment. One community member commented. The Town Attorney then provided an overview of the Brown Act, followed by a question-and-answer opportunity. The meeting then transitioned into an overview of the poll results from HEAC Meeting 1 and Town Hall Meeting 1, followed by a second question-and-answer opportunity. The next part of the meeting included a mapping exercise to gain insight into preferred housing locations using map.social, an interactive online mapping tool. HEAC members were able to use map.social to visualize and discuss potential housing opportunity sites in San Anselmo in an effort to establish the Housing Element's sites inventory. The meeting concluded with administrative updates, public comment, a final question-and-answer opportunity, project next steps, and information about future opportunities for input.

Outcomes

Following the map.social exercise, staff received direction to further refine the sites.

Town Hall Meeting 2

Purpose

The second Town Hall Meeting was held to update residents and receive feedback on the refined list of opportunity sites. The meeting also re-introduced the HEAC and the consultant team and provided the community with an overview of the RHNA and statewide Housing Element update process.

Process

The meeting was attended by 29 participants which included members of the public, HEAC members, TownSstaff, and the Consultant Team.

The meeting began with introductions from the Town staff, the HEAC, and the Consultant Team, and an overview of the meeting agenda. The meeting included a detailed description of the RHNA and the statewide Housing Element update process, an introduction to possible housing opportunity sites, suitability factors, and the weights assigned to each factor. A mapping exercise followed to guide the housing opportunity sites discussion, and a poll was taken. The meeting concluded with an overview of project next steps, information about future opportunities for input, and The meeting concluded with an opportunity for public comment.

Outcomes

Community members were asked poll questions regarding the site suitability analysis. Poll responses are listed below. A full summary of the meeting is available in the Public Outreach Appendix. This feedback was used to further refine the list of opportunity sites.

The appropriate amount of weight was given to each site suitability factor.

- 7 participants answered I don't know.
- 8 participants disagreed.
- 4 participants agreed.

The appropriate site suitability factors were considered in the analysis of housing opportunity sites.

- 3 participants responded I don't know.
- 3 participants disagreed.
- 8 participants agreed.

HEAC Meeting 3 Summary

Purpose

HEAC Meeting 3 was held to provide HEAC members with a recap of Town Hall Meeting 2 and to discuss community member input regarding site suitability factors and housing locations in San Anselmo. Staff also provided information and sought input on housing unit yields from opportunity sites within different zoning districts and direction on density and development standards in each zoning district.

Process

The meeting was attended by 16 participants which included members of the public, HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 3 began with a welcome from staff and then opened for a public comment opportunity. The meeting included a summary of the Town Hall Meeting 2 and poll results for the site suitability analysis, and a summary regarding feedback on locating housing in commercial corridors. HEAC member discussion included multiple comments about the implications of additional housing in the commercial corridors and the surrounding neighborhoods. The HEAC also discussed housing opportunity sites and the yields associated with each site. HEAC Meeting 3 concluded with a final question-and-answer opportunity, project next steps, public comment, and information about future opportunities for input.

Outcomes

Following the overview of feedback and preferences on possible housing sites, staff received direction to further refine sites.

HEAC Meeting 4 Summary

Purpose

HEAC Meeting 4 was held to review, discuss, and gain consensus on the refined housing opportunity sites and the associated yields analysis. Staff informed HEAC members about the zoning amendments needed to accommodate the appropriate density on housing opportunity sites .

HEAC Meeting 4 also included a mapping exercise to provide HEAC members with an understanding of the site suitability analysis.

Process

The meeting was attended by 21 participants which included members of the public, HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 4 began with a welcome from staff and the opportunity for public comment. The meeting included an in-depth discussion regarding housing opportunity sites yield analysis , site suitability analysis, and refinements to the final housing opportunity sites and the yields analysis. The HEAC member discussion included a request to ensure geographic dispersion of affordable housing and zoning changes. The meeting concluded with a HEAC recommendation to the Town Council to confirm the final list of housing opportunity sites, a request for the ability to consider and include additional sites, at a later date, in addition to information regarding the next steps, and an overview of the project timeline.

Outcomes

The final opportunity sites were reviewed by HEAC members and recommended to Town Council.

HEAC Meeting 5 Summary

Purpose

HEAC Meeting 5 was held to review, discuss, and gain consensus on the policy programs and actions of the draft Housing Element. The meeting objective was to receive feedback from the HEAC on the various policies, programs, and actions that will facilitate housing development.

Process

The meeting was attended by 12 participants which included members of the public, HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 5 began with a welcome from staff and then opened for a public comment opportunity. The meeting included a discussion of the draft policies, programs, and actions. The HEAC members had the opportunity to provide feedback and ask questions after each policy, program, and action was presented. The meeting concluded with project next steps, information about upcoming meetings, an overview of the project timeline, and an opportunity for public comment.

Outcomes

The draft policies, programs, and actions were reviewed and refined by HEAC members.

Community Feedback Form

Purpose

The Community Feedback Form was intended to solicit feedback about local housing needs and priorities and identify the community's preferences to meet the Town's RHNA. The input gathered from the Community Feedback Form has served as the foundation of the Town's strategy to meet its RHNA requirement. The form was made available on the project website (https://www.townofsananselmo.org/1517/Housing-Element-Update), and hard copies were made available as flyers from October 29th through November 7th, 2022 at various community events such as the the Goblins' Spooktaculatar on October 28th. A total of 35 responses were received.

Outcomes

Highlights from the Community Feedback Form are included below. A full summary of the results of the Community Feedback Form is included in the Public Outreach Appendix.

Where do you live?

"In San Anselmo" received the most votes with 94 percent of participants choosing this option. "Not in San Anselmo but in Marin County" and "Outside Marin County" both received the second most votes, with three percent of participants each choosing these options.

Where do you work?

"I do not work, (retired, unemployed, or other)" received the most votes with 56 percent of participants choosing this option. "In San Anselmo (including remote work)" received the second most votes, with 29 percent of participants choosing this option.

If you work in San Anselmo, how long is your commute?

"Less than 20 minutes" received the most votes with 58 percent of participants choosing this option. "60-75 minutes" received the second most votes, with 29 percent of participants choosing this option. "30-40 minutes" received the least number of votes, with 13 percent of participants each choosing this option.

What is your housing situation?

"I own my home" received the most votes with 85 percent of participants choosing this option. "I rent my home" received the second most votes, with 12 percent of participants choosing this option. "I live with family/ friends (I do not own nor rent)" received the least number of votes, with three percent of participants choosing this option.

What type of housing do you live in?

"House/duplex" received the most votes with 91 percent of participants choosing this option. "Apartment" received the second most votes, with six percent of participants choosing this option. "Townhome" received the least number of votes, with three percent of participants choosing this option.

What is your age?

"65 years and over" received the most votes with 65 percent of participants choosing this option. "46-64" received the second most votes, with 21 percent of participants choosing this option. "26-45 years" received the least number of votes, with 15 percent of participants each choosing this option.

Which bracket best describes your household income?

"$125,000 or more" received the most votes with 45 percent of participants choosing this option. "Less than $40,000" and "$65,000 to $99,000" both received the second most votes, with 19 percent of participants each choosing these options.

Race and Ethnicity.

"White" received the most votes with 79 percent of participants choosing this option. "I prefer not to say" received the second most votes, with 9 percent of participants choosing this option.

What do you think are the most critical housing issues in San Anselmo?

"Availability of housing that is affordable to moderate, low, and very low-income residents" received the most votes with 50 percent of participants choosing this option. "Number of new housing units getting built" and "Availability of housing for young families (e.g., 2+ bedrooms)" received the second most votes, with 11 percent of participants each choosing these options.

Have you ever faced discrimination in renting or purchasing housing?

"No" received the most votes with 90 percent of participants choosing this option. "Yes" received the second most votes, with seven percent of participants choosing this option.

What do you think are the housing types most needed in San Anselmo?

"Housing affordable to middle-income households" received the most votes with 37 percent of participants choosing this option. "Housing affordable to low-income households" received the second most votes, with 33 percent of participants choosing this option.

What are the most important considerations to address when planning new housing in San Anselmo over the next 10 years?

"Energy efficient design and construction" and "New buildings designed to fit into the surrounding context" both received the most votes with 16 percent of participants choosing each of these options. "Walkability to schools, businesses, and services" received the second most votes, with 14 percent of participants choosing this option.

How well does your current housing meet your needs (choose all that apply)?

"I am satisfied with my housing" received the most votes with 86 percent of participants choosing this option. "My housing/unit is too small for my household" received the second most votes, with nine percent of participants choosing this option.

Please identify any barriers to affordable housing (choose all that apply).

"Limited availability to affordable units" received the most votes with 61 percent of participants choosing this option. "Lack of resources to help find affordable housing" received the second most votes, with 21 percent of participants choosing this option.

Please provide any additional comments below (e.g., if you have any suggestions for how to solicit additional feedback about the Housing Element Update?)

Below are common themes established from the 14 responses received for Question 15.

- Consider building or approving plans on underutilized sites such as run-down malls or obsolete shopping centers prior to redeveloping single-family parcels.
- Provide subsidies for teachers, police, firefighters, Town staff, and others, so they can live in San Anselmo.
- Home ownership is hard to obtain in Marin County unless it was inherited or interested buyers have a very high-paying job (tech, finance etc.).
- Create incentives for homeowners to build Accessory Dwelling Units (ADUs), which could provide more housing in San Anselmo or keep multi-generational families together on one parcel.
- Consider the impacts induced by new housing, such as traffic and resources.
- Focus on smaller, affordable units rather than traditional single-family homes.
- Reduce parking standards and add bicycle parking minimums for apartment/multifamily developments.
- Focus diversity and strategies to engage those who don't live in San Anselmo but would want to if issues were addressed.

Online Questionnaire's

ADU Questionnaire

Purpose

The purpose of the ADU Questionnaire was to obtain local input on ADU development. The questionnaire was broken into three parts to target different demographics. The first segment posed questions to current ADU owners, the second segment targeted homeowners interested in building an ADU on their property, and the third segment addressed homeowners not interested in building an ADU on their property. This questionnaire was published online through ArcGIS Survey123 on July 15, 2022 and closed on September 1, 2022. A total of 320 responses were collected.

Outcomes

Key themes that emerged from the Current ADU Owner Questionnaire responses include:

- Approximately 48 percent of respondents intend for their ADU to be occupied by a renter.
- Respondents indicated that monthly rent varied from no charge up to $2,075.
- The Town should consider revising the permitting and planning process to be more affordable and user friendly, providing outreach to clarify the planning process, and easing zoning standards were cited as ways that the Town could encourage property owners to build an additional ADU.

Key themes that emerged from the Prospective ADU Owner Questionnaire responses include:

- Approximately 47 percent of respondents would intend for their ADU to be occupied by a family member, and 34 percent would intend for their ADU to be occupied by a renter.
- Respondents indicated that monthly rent ranging from no charge up to $2,075.
- The Town should consider waiving or reducing planning and permit fees, streamlining the permitting process, providing outreach to clarify and simplify the planning process, providing financial incentives, and easing zoning and parking standards to encourage prospective ADU owners to build an ADU.

The key themes that emerged from the Homeowner Questionnaire responses include:

- The Town should consider waiving or reducing planning and permit fees, streamlining the permitting process, providing outreach to clarify and simplify the planning process, providing financial incentives, and easing zoning standards to encourage homeowners not interested in an ADU to reconsider their current stance.
- Some participants shared that there was nothing the Town could do to encourage ADU construction because they do not need an ADU or there is a lack of space on their property. Additionally, participants raised concerns about:
- The Town's water supply and parking capacity to support additional households;
- ADUs may be turned into Airbnbs rather than long-term housing stock; and
- There are not enough wildfire evacuation routes to support densification in the town's existing hillside neighborhoods.

Review of Past Performance

The following section summarizes the results and outcomes of the 2015-2023 Housing Element's goals, objectives, policies, and programs throughout the 5th cycle planning period. During the 5th Cycle Housing Element, the Town of San Anselmo implemented programs that facilitated development of new housing, supported residents to avoid being evicted during the COVID-19 pandemic, and supported upgrades to improve energy efficiency and quality in many existing housing units.

The Town adopted new regulations and policies to facilitate the by-right development of accessory dwelling units (ADUs). The Town also adopted a new process to allow greater flexibility in application of zoning regulations; updated the Town's fee schedule to waive building permit fees for deed-restricted affordable units; and partnered with other Marin County jurisdictions to create a colorful new website and handbook for homeowners seeking to construct ADUs. The Town has approved 90 ADUs and has issued building permits for 59 ADUs since 2015, during the 5th cycle planning period.

The Town also adopted regulations to implement State and local greenhouse gas reduction goals and climate adaptation strategies including water efficient landscape requirements, new green building regulations, and requirements for electric vehicle charging infrastructure.

Several multifamily structures were approved resulting in six new deed-restricted very low- and low-income units. The Town found that the Zoning Code encouraged these market rate developers to include deed-restricted affordable housing in their projects to obtain density incentives and concessions. Without the Town's existing development standards, the applicants would have proposed 100 percent market rate development at a smaller scale. Two multifamily projects approvals were appealed to the Town Council. One was a legal nonconforming three-unit project on a single-family lot. The Planning Commission originally denied the project due to the Variance requests. The applicant appealed the project and the Town Council upheld the appeal. The other was a 6-unit project that was appealed by neighbors. The item was continued by the Town Council and the appeal was withdrawn. *Table 1.2* shows the Town's RHNA progress from 2015 until June 30, 2022.

Table 1.2: Regional Housing Needs Allocation Progress - Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	33	N/A	1	N/A	2	N/A	N/A	N/A	N/A	N/A	17	16
	Non-Deed Restricted	N/A	2	N/A	1	N/A	N/A	3	3	5	N/A		
Low	Deed Restricted	17	N/A	N/A	2	2	N/A	N/A	N/A	N/A	N/A	21	N/A
	Non-Deed Restricted	N/A	N/A	N/A	N/A	1	N/A	3	9	4	N/A		
Moderate	Deed Restricted	19	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	52	N/A
	Non-Deed Restricted	N/A	2	1	4	7	7	5	26	N/A	N/A		
Above Moderate	N/A	37	1	4	5	5	3	1	5	10	N/A	54	N/A
Total RHNA		106											
Total Units			**5**	**6**	**12**	**37**	**10**	**12**	**43**	**19**	**N/A**	144	16

Source: Town of San Anselmo

2021 Household Income Limits and Maximum Housing Costs

The Department of Housing and Urban Development (HUD) annually estimates the Area Median Income (AMI) for Marin County and sets income limits for housing programs.[1] In 2022, HUD estimated Marin County's AMI was $166,000. Census data indicates that San Anselmo's median income is higher than Marin County as a whole. [2]

Table 1.3: 2021 Household Income Limits

Income Category	Income Range
Acutely Low-Income (0-15% of Area Median Income)	1 person household: $0-$ 17,450 4-person household: $0-$ 24,900
Extremely Low-Income (15-30% of Area Median Income)	1 person household: $17,451-$39,150 4-person household: $24,900-$55,900
Very Low-Income (30%-50% of Area Median Income)	1 person household: $39,151-$65,250 4-person household: $55,901-$93,200
Low-Income (50-80% of Area Median Income)	1 person household: $65,251-$104,400 4-person household: $93,201-$149,100
Median-Income	1 person household: $104,401-$116,200 4-person household: $149,101-$166,000
Moderate-Income (80-120% of Area Median Income)	1 person household: $116,201-139,450or more 4-person household: $166,001-199,200

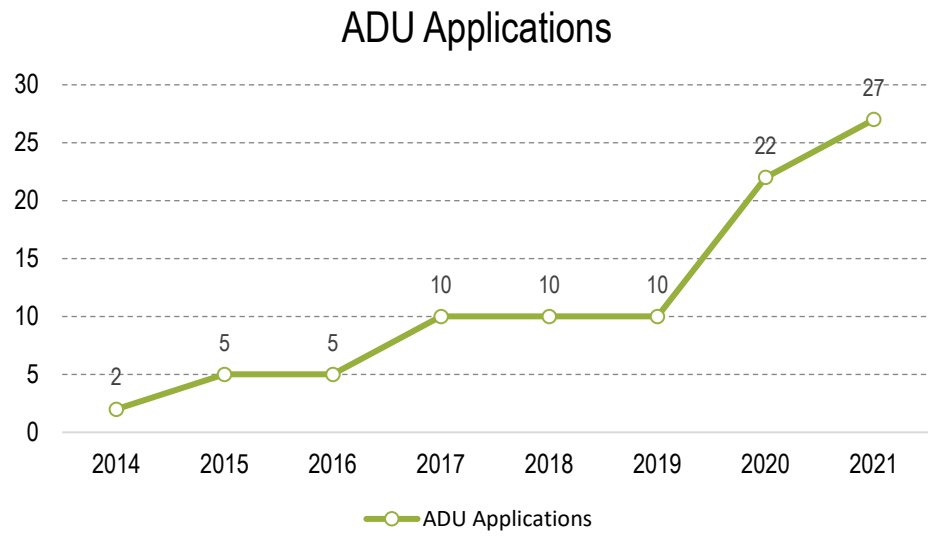
Table 1.4: Maximum Housing Costs

Income Level	Maximum Housing Cost 1-to-4-person household[3]
Acutely Low-Income	$393 - $561
Extremely Low-Income	$960 - $1,370
Very Low-Income	$1,599 - $2,284
Low-Income	$2,561 - $3,659
Median-Income	$2,618 - $3,740
Moderate-Income	$3,141 - $4,488

1 The basis for HUD's median family incomes is data from the 2018 American Community Survey, table B19113 – Median Family Income In The Past 12 Months. A Consumer Price Index (CPI) forecast is used to bring the 2018 data forward to 2021.
2 $128,212 vs. $110,843 based on 2019 American Community Survey Data
3 Based on 2021 Income Limits for Marin County and using HUD Guideline of 30 percent of household income available for monthly rent and utilities.

Accessory Dwelling Units

Accessory dwelling units (ADU) make up most of the new housing units in the town and are responsible for most of the affordable housing units. The number of annual ADU applications has more than doubled since 2020 when new State law eliminated floor area limits, lot coverage limits, and parking requirements for most ADUs. These applications increased with minimal promotion of the Town's ADU incentives.



The Town partnered with other County jurisdictions to launch a website (https://adumarin.org/) promoting ADUs and providing development information to property owners. The website includes a cost calculator and a colorful workbook available for download.

ADUs are allowed on all multifamily sites in accordance with State law, but no ADUs have been created on any multifamily sites to date. Staff believe more units can be created on these sites with promotion of the Program 6.2, such as mailed information to property owners .

ADUs remain an important source of affordable housing in the town, and their development can be increased in the 6th housing element cycle via implementation of Policy 6.

Apartments

Apartments have also remained a source of affordable housing in San Anselmo. About 17 percent of San Anselmo housing units are located within triplexes, fourplexes, or larger developments.

Table 1.5: Apartment Units

Number of Units	Total Sites	Total Units
More than 4 units	70	757
4 Units	21	84
3 Units	41	123
2 Units	352	704
Single-family	3,922	3,922
Total Units		**5,590**

Like ADUs, apartments remain affordable to low to moderate-income households, and their preservation and development is encouraged in the Housing Element Update. Staff have noted that the most expensive apartments are in larger (15+ unit) apartment developments with more amenities, such as the 70-unit Parkside Apartments on Sunny Hills Drive and 15-unit apartment complex on 35 Tamalpais Avenue. Apartment rental prices continue to increase, as do housing costs across all housing types.

Single-Family Homes

Single-family home rental prices vary greatly based on the home size, number of bedrooms, and construction year. Based on units advertised since 2015, over half of the single-family homes for rent in San Anselmo were affordable to low- and moderate-income families. On the higher end, one newly constructed three-bedroom house was advertised for rent at $9,000 per month in 2021.

In 2020, 160 single-family homes were sold with a mean price of $1,523,090 and median price of $1,362,500. Nine condominium and townhome units were sold with a mean price of $1,145,000 and a median price of $1,400,000. Condominium and townhome units were not more affordable than conventional detached single-family residences.

Table 1.6 lists typical monthly costs for more affordable San Anselmo ownership properties for-sale compared with a median-priced single-family residence. When compared to *Table 1.4, Table 1.*6 indicates that there are still opportunities for moderate-income families to purchase small residences in San Anselmo. However, lower income residents must overpay to afford the monthly costs of home ownership.

Table 1.6: Monthly Homeownership Costs

	1 Bedroom Condo	1 Bedroom Single-Family	2 Bedroom Condo	2 Bedroom Single-Family	Median Single-Family 2020
Unit price	$650,000	$740,000	$800,000	$1,150,000	$1,362,500
Mortgage (3% to 3.38%)	$2,192	$2,496	$2,698	$3,941	$4,819
Insurance	$42	$275	$42	$275	$275
HOA Dues	$450	N/A	$600	N/A	$ -
Taxes	$875	$964	$1,027	$1,376	$1,605
Total	**$3,559**	**$3,735**	**$4,367**	**$5,592**	**$6,699**

4 Marin County Assessor Data https://www.marincounty.org/depts/ar/divisions/assessor/sales

The following pages review the 2015-2023 Housing Element goals, policies, and programs and include Town Staff recommendations regarding continuing, modifying, or deleting the programs. The Town Council and public are invited to comment on this document, which will be incorporated as an appendix in the next housing element.

Table 1.7: Review of Past Performance

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
GOAL 1 — BUILD LOCAL GOVERNMENT INSTITUTIONAL CAPACITY AND MONITOR ACCOMPLISHMENTS TO EFFECTIVELY RESPOND TO HOUSING NEEDS.				
Policy H1.7 Organizational Effectiveness. In recognition that there are limited resources available to the Town to achieve housing goals, the Town will seek ways to organize and allocate staffing and community resources effectively and efficiently to implement the programs of the Housing Element.				
H1.A Create a Housing Element Implementation Subcommittee. The Town will create a Housing Element Implementation Subcommittee of the Planning Commission to work with the staff, the community and non-profits to implement Housing Element programs and to be available for future updates of the Housing Element. Responsibilities of the Subcommittee include:	Assist in implementing Housing Element programs.	Establish Subcommittee in 2015 and develop work program in 2015	This program is no longer appropriate. In 2016, two Planning Commission members were appointed to the subcommittee. The subcommittee met only once. Instead, the 7-member Planning Commission served this role by reviewing proposed regulations. The Town Council, through recommendations by staff, prioritized Housing Element programs to implement as Town Council work plan priorities.	Delete this program. The Planning Department has inadequate staff to support a sixth committee. Continue to have Town Staff present annual report to Planning Commission and Town Council and review progress on Housing Element programs. Annually prioritize programs to implement and consider when the Town budget is considered.
a. Participate in the annual review of the Housing Element.			The Town Council reviews Housing Element progress annually.	
b. Develop an annual work program to assist in implementing Housing Element programs for review with the Town Council.			The Town Council, with advice of staff, develops work program priorities and budget and has included Housing Element programs to implement.	
c. Review options for funding affordable housing.			No general review of funding sources has taken place. The Planning Commission has considered an inclusionary housing fee that the Town Council and Planning Commission are scheduled to consider in 2023 after workshops with developers.	Add new program (See Action 1.2b) to retain consultant with expertise in affordable housing funding to present options for funding affordable housing in the town.
d. Make recommendations to the Planning Commission and Town Council on strategies for housing opportunity sites and for funding.			Not completed by subcommittee.	Delete. Staff would be more effective by continuing to work with housing opportunity site owners and bring projects before the full Planning Commission.
e. Conduct community outreach and provide community information materials through an open and non-advocacy process.			Not completed by subcommittee. Planning Commission meetings are used for open discussion on housing issues and publicized to the community. Town Staff engages property owners to identify opportunities for	Delete. Community outreach will take place with Housing Element Update and specific programs will provide community information materials.
f. Engage property owners in identifying opportunities for the construction of affordable housing.			affordable housing. Planning Commission members could have a conflict of interest if the project ever comes before them for review.	Delete. Housing owners are contacted and engaged as part of the Housing Element Update.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
g. Pursue unique opportunities where the Town can participate in the construction of affordable housing, either on Town-owned sites, or through funding or regulatory means. (For example, the Subcommittee will review Town-owned sites and recommend a program for development for review with the Town Council).			Town Staff has pursued potential affordable housing projects for Town-owned sites and has included all relevant staff (Building, Public Works, and Fire Departments), which would be complicated to organize with a subcommittee of Planning Commissioners. Any potential projects would be brought to the Town Council to consider.	Modify by combining this with the new program (See Action 1.2b) to have a consultant assist with development of funding options and development program for affordable housing on Town owned sites.
h. Review funding options as part of the annual Housing Element review and support funding applications as opportunities are available and undertake other actions (such as modifications to parking requirements and granting concessions and incentives) to assist in the development of housing for extremely low-income households.			The Planning Commission has discussed a potential inclusionary housing fee. The Town Council adopted regulations for single room occupancy units in 2018, including modifications to parking standards for extremely low-income units (Ordinance 1126).	Modify by combining this with the new program (See Action 1.2b) to have a consultant assist with development of funding options and development program for affordable housing on Town owned
i. Develop an incentive program for affordable housing, including adoption of an Affordable Housing Overlay Zone and allowing housing as a "use-by-right" on key sites.			State law provides ample incentives for development of affordable housing, including significant density bonuses and parking waivers. The Town will consider by-right housing as part of the Housing Element Update process.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
j. Develop ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates to participate in Subcommittee meetings and provide advice and comment on proposed zoning and other program implementation.			Town Staff have conducted outreach to non-profit housing developers and have met with three.	Modify. Staff should continue outreach to non- profit housing developers to facilitate development of Town-owned sites and other Town sites that become available for development.
k. Work with infill property owners in the Downtown and adjacent areas by conducting outreach with property owners in 2015, as part of the Subcommittee tasks, and to identify specific incentives for property owners to develop their properties with housing, including the identification of incentives the Town can utilize to encourage lot consolidation to achieve economies of scale in site development.			Town Staff met with property owners at two workshops held in November 2021 to discuss housing incentives (i.e., objective design standards) and solicit comments.	Modify by combining this with the new program (See Action 1.2c) to work with non-profit developers and affordable housing advocates to solicit feedback on zoning amendments and program implementation
l. Revisit the Visioning process conducted for Lower San Anselmo Avenue and conduct outreach to property owners to effectuate changes consistent with the Vision.			Staff have had contact with the property owner of largest site in the area and have discussed three development proposals.	Delete. Staff has actively communicated with Lower San Anselmo Avenue property owners as part of the Housing Element Update to inform them of rezoning and incentives proposed as part of the Housing Element Update.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
m. Eliminate residential density in prescribed infill areas, such as along Greenfield, in the Downtown and along Lower San Anselmo Avenue, to encourage new residential uses. Allow residential uses by right, subject to design review, as long as parking, setbacks and building height standards are met in the development).			The Town has found that having specific density limits aid in certainty for developers and ease in implementation of the State Density Bonus Law to encourage development of affordable units. Town will be considering adoption of objective design standards and by-right zoning in 2023.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
Policy H1.3 Neighborhood Responsibilities within San Anselmo. The Town will seek ways, specific to each neighborhood, to provide additional housing as part of each neighborhood's fair share responsibility and commitment to help achieve community-wide housing goals. This may include in-lieu fees, second units, infill housing, mixed-use, or other new housing construction.				
No programs corresponded to this policy. The Town will continue this policy in the 6th cycle Housing Element as part of the effort to Affirmatively Further Fair Housing and provide housing opportunities in all neighborhoods.				
Policy H1.8 Housing Element Monitoring, Evaluation and Revisions. The Town will establish a regular monitoring and update process to assess housing needs and achievements, and to provide a process for modifying policies, programs and resource allocations as needed in response to changing conditions.				
H1.B Review the Housing Element Annually. As required by State law, the Town will review the status of Housing Element programs by April of each year. To maintain consistency between the Housing Element and the other General Plan Elements and the policies and programs, as portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained. In addition, a consistency review will be implemented as part of the annual general plan implementation report required under Government Code Section 65400.	Review and monitoring of Housing Element implementation; submittal to HCD	Annually by April 1st	In accordance with State requirements, the Town prepares Housing Element Annual Progress Reports after each calendar year. The program implementation has been successful, and the Town has reviewed the Housing Element on an annual basis and submits Annual Progress Reports to HCD annually.	Modify. The annual report is required by State law. The Town will develop new programs for effective monitoring and reporting on the status of housing in the Town in ways that go above and beyond State requirements.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
H1.I Update the Housing Element. Update the San Anselmo Housing Element pursuant to State law requirements. Upon adoption, the Town will submit the updated Housing Element to the Marin Municipal Water District, the Central Marin Sanitation Agency, and the Ross Valley Sanitary District.	Consistency with Housing Element law	Update the Housing Element by 2023	The Town is in the process of updating the Housing Element.	Delete. This is a State law requirement and does not need to be an implementation program in the Town's Housing Element to be reviewed annually.
Policy H1.5 Equal Housing Opportunity. To the extent possible, the Town will ensure that individuals and families seeking housing in San Anselmo are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors, consistent with the Fair Housing Act.				
H1.C Publicize Fair Housing Laws and Respond to Discrimination Complaints. Promote fair housing opportunities for all people and support efforts of Town, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and federal anti-discrimination laws. The Director of Planning is the designated Equal Opportunity Coordinator in San Anselmo with responsibility to investigate and deal appropriately with complaints. Discrimination complaints will be referred to the Fair Housing of Marin, the Marin Housing Authority, HUD, or the California Department of Fair Employment and Housing, as appropriate. Information regarding the housing discrimination complaint referral process will be posted on the Town's website and available consistent with Program H1.D.	Obtain and distribute materials (see Program H4.D) and respond to complaints	Ongoing and in response to complaints	This program is appropriate to disseminate information on fair housing. Town Staff did not receive any fair housing complaints directly. The Town posted links to Fair Housing of Marin, Marin Housing Authority, Legal Aid, and Marin Mediation Services on the Town website and obtained and makes fair housing literature available including flyers in multiple languages. HUD Region 9 reported two (2) Fair Housing inquiries for San Anselmo between 01/01/2013 – 03/19/2021 (one for sex and one for disability). While these aren't official cases, there is still value to identify concerns that residents have about possible discrimination. These inquiries may not have been pursued by the resident for any number of reasons. The Town Council has promoted fair housing by proclaiming April to be Fair Housing Month every year and reviewing a report on complaints received. On 12/11/18, the Town Council adopted Ordinance 1131 to prohibit discrimination based on source of income.	Modify this program to eliminate the completed website work.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
H1.D Provide Information on Housing Programs. The Town will promote the availability of Marin County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) Creating a link on the Town's website that describes programs available in the Town of San Anselmo and provides direct links to County agencies that administer the programs; (b) Including contact information on County programs in Town newsletters and other general communications that are sent to residents; with the Maintaining information on programs at the Town's public counter; (d) Training selected Town Staff to provide referrals; anwith the(e) Distributing information on programs at public locations (library, schools, etc.) Examples of specific information would include: 1. Fair Housing Laws; 2. Rehabilitation loan programs; 3. Housing Authority information; 4. Housing programs; 5. Code enforcement; 6. Homebuyer assistance; 7. Information about affordable housing.	Update website and provide information to residents	Review and update website links by September 2015; distribute and post information at least once annually	This program is effective. The Town receives information from the Marin Housing Authority on affordable housing availability and shares this information by email and bulletin boards. Town Staff provide informational handouts at Town Hall and on the Town website. The Town promoted the COVID-19 emergency rental assistance program administered by the County in 2021. Information was included in the Town's email newsletter and business newsletter. Letters were mailed to all renters and owners of multifamily property. As of January 2022, the County had received 135 applications from San Anselmo residents and paid 40 cases. Staff promote a County program that offers loans to owners that will create units available to those using Housing Choice Vouchers and other incentives.	Modify this program to delete the portions that have been implemented and define specific goals for public outreach.
Policy H1.2 Community Participation in Housing and Land Use Plans. The Town will undertake effective and informed public participation from all economic segments and special needs groups in the community in the formulation and review of housing and land use policy issues.				
Continue Policy.				
Policy H1.4 Neighborhood Meetings. Developers will be encouraged to have neighborhood meetings with residents early in the process to undertake problem solving and facilitate more informed, faster and constructive development review.				
H1.E Community Outreach when Implementing Housing Element Programs. Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to build public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use and pedestrian-oriented development. The Town will notify a broad representation of the community to solicit ideas for housing strategies when they are discussed at Planning Commission or Town Council meetings. Specific outreach activities include:	Conduct outreach and distribute materials	Consistent with implementing programs	In 2019, the Town considered a draft ordinance to require parties to meet and confer prior to appealing decisions to the Town Council, but it was not adopted. The Town now requires applicants to review plans with neighbors prior to submitting for planning entitlements.	Modify to indicate that the Town will use best practices for outreach that encourage community involvement from all segments of the community, rather than engaging in performative outreach efforts. The new programs will use a variety of outreach methods to reach different populations of the Town.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
a. Maintain the Housing Element mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners.			The mailing list for the Housing Element Update started in 2021 and was advertised on every mailed notice sent out by Planning Department during the Housing Element Update, estimated at 200 per month, and posted on website.	Continue
b. Post notices at Town Hall, the library, and the Post Office.			All notices are posted at Town Hall, which is immediately adjacent to the library. There is no place to post a flyer at the Post Office	Modify, see Program H1.E above.
c. Publish notices in the local newspaper.			Notices are published in the newspapers as required by law.	Modify, see Program H1.E above.
d. Post information on the Town's website.			All agendas are posted on the Town website for any meetings by the Town.	Modify, see Program H1.E above.
e. Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element programs are implemented.			No neighborhood meetings were conducted.	Modify, see Program H1.E above.
f. Assure that Housing Element Implementation Subcommittee meetings are publicized and provide opportunities for participation from housing experts, affordable housing advocates, special needs populations, and the community as a whole.			The subcommittee only met once, and it was not to consider any programs, and it was not noticed to the public.	Modify, see Program H1.E above.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H1.6 Local Funding for Affordable Housing. The Town will seek ways to reduce housing costs for lower income workers and people with special needs by developing ongoing local funding resources and continuing to utilize other local, state and federal assistance to the fullest extent possible.				
H1.G Establish an Affordable Housing Fund. Establish an Affordable Housing Fund to increase below market rate affordable housing opportunities in San Anselmo. Specific uses of the fund, operating procedures/criteria, sources of funding, decisions on accepting funding or donations, actions tied to obtaining funds, etc., would be developed by the Housing Element Subcommittee and staff, and approved by the Town Council. Potential sources of funds could include, but would not be limited to: a. Marin Workforce Housing Trust; b. Marin Community Foundation; c. Federal Grants; d. Transportation Authority of Marin; e. In-lieu fee payments under inclusionary requirements, including consideration of in-lieu fees beginning at 2 unit for-sale developments — assuring that the payment of in-lieu or housing impact fees are reasonable and not punitive; f. Voluntary donations (such as bequeaths, trusts, donations of land and buildings, etc.); g. Affordable Housing Impact Fee on larger single-family homes. (For example, consider Marin County's sliding scale housing impact fee on larger homes over 2,000 square feet in size).	Accumulation of funds for affordable housing	2015	This program has not yet been implemented. The funding source identified was the General Fund. The Town has not allocated any funding for development of affordable housing, and there is no source of revenue for an affordable housing fund. The Town considered an in-lieu housing fee in 2009 but the ordinance did not move forward. The Town Council considered a Development Agreement Ordinance in 2019, but it did not move forward. In 2019 the Town received SB 2 grant funds for an in-lieu housing fee study and housing trust fund. The study was completed in 2021, and the Town will consider the in-lieu housing fee in 2022.	Modify to combine this program and with other programs noted above (to create Action 1.2b) to retain a consultant to provide information on potential funding sources for an affordable housing fund.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H1.1 Local Government Leadership. Affordable housing is an important Town priority, and the Town will take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors, and the building and real estate industry in following through on identified Housing Element implementation actions in a timely manner.				
H1.F Work with the Marin Housing Authority. Continue to implement the agreement with the Marin Housing Authority (MHA) for management of the affordable housing stock in order to ensure permanent affordability, and implement resale and rental regulations for very low, low and moderate-income units, and assure that these units remain at an affordable price level.	Implement agreements to maintain affordability	Ongoing	Marin Housing Authority (MHA) continues to manage three below market rate ownership units in San Anselmo at Sohner Court and at Willow Glen. MHA assisted the Town with an agreement for two affordable rental units at 1 Lincoln Park in 2018, and MHA manages the units.	Continue. The Town needs assistance to manage affordable housing stock and will continue to use tMHA, as they are the most accessible and knowledgeable resource available to manage deed restricted affordable housing developments in San Anselmo.
H1.H Work with Non-Profits on Housing. The Town will work with non-profits to assist in achieving the Town's housing goals and implementing programs. Coordination should occur on an ongoing basis and as special opportunities arise as the Housing Element is implemented. Participation of non-profits in an advisory role to the Town's Housing Element Implementation Subcommittee (see Housing Element Program H1.A) would be desirable in understanding the needs and opportunities for non-profit housing development in the community.	Working relationship with non-profit housing sponsors	As development proposals are submitted and as other opportunities arise	Town Staff has met with non- profit housing developers to review Town-owned affordable housing sites and discuss strategies for development of the sites.	Continue, but modify to have more specific actions and timelines for communication with non-profits (see Action 1.1c).
GOAL 2 — MAINTAIN, PROTECT AND ENHANCE EXISTING HOUSING, AND BLEND WELL-DESIGNED NEW HOUSING INTO THE COMMUNITY.				
Policy H2.1 Housing Design. The Town will review proposed new housing in order to achieve excellence in development design in an efficient process.				
Continue Policy.				
Policy H2.2 Design that Fits into the Neighborhood Context. The Town will encourage innovative design that creates housing opportunities that are complementary to the location of the development. It is the Town's intent to enhance neighborhood identity and sense of community by ensuring that all new housing will (1) have a sensitive transition with the surrounding area, (2) avoid unreasonably affecting the privacy of neighboring properties, or (3) avoid impairing access to light and air of structures on neighboring properties.				
H2.D Implement Effective Design Review. The Town will continue to conduct design review to assure excellence of design in new development.	Implement Design Review	Ongoing	The Town conducted design review for commercial and residential projects. The Town reorganized the design review regulations and lowered the threshold for design review to require review of all upper-level additions.	The Town is considering objective design standards for all housing types in 2023. (See Action 3.1b) Modify this program to reflect that change. e. Discretionary design review is required for housing development projects, which may be a barrier to housing development. The adoption of objective design standards for all housing types is intended to reduce these constraints to housing development.
H2.E Amend Zoning to Provide for Single Room Occupancy Units. Amend the Zoning Ordinance to establish development standards for residential buildings containing single-room occupancy (SRO) units and allow SROs as a conditionally permitted use in commercial zoning districts.	Facilitate housing for extremely low-income individuals	2015	Completed. Ordinance 1126 adopted on 9/11/2018.	Delete, as this program was completed. Consider a new program to encourage development of housing for lower-income households, including SROs (See Actions 3.3.c, 5.3a, and 6.2a).

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H2.3 Preservation of Residential Units. In order to protect and conserve the housing stock, the Town will, to the extent permitted by law, limit the conversion of residential units to other uses and will regulate the conversion of rental developments to non-residential uses unless there is a clear public benefit or equivalent housing can be provided.				
No associated programs. Continue this policy and modify it to be more general and address the loss of residential units, as some property owners remove residential units and do not replace them with any other use. The Town should consider programs for preservation of "naturally affordable" housing that could be lost when a property is sold or when units are remodeled. The Town considered regulating short-term rentals but found that few units have been lost to short-term rentals. Local regulations prevent new ADUs from being converted to short-term rentals. Seven single-family dwelling units were approved for demolition without replacement units. The Town adopted a requirement for a demolition permit in 2020 and a policy in the Municipal Code to discourage projects from reducing the number of housing units in the town, whether involving the demolition of a single unit with no replacement unit or the demolition of multiple units with fewer replacement units. The Town will implement a new program to ensure no net loss of affordable housing occurs during the 6th cycle planning period (See Action 1.3a).				
Policy H2.4 Condominium Conversions. Except for limited equity cooperatives and other innovative housing proposals which are affordable to lower income households, the Town will conserve its existing multiple family rental housing supply by prohibiting conversions of rental developments to condominium ownership unless the proportion of multifamily rental units exceeds 25 percent of the total number of housing units in the Town, or, if the proportion of multifamily units exceeds 20 percent but is less than 25 percent, the tenant is granted a right to continued tenancy for five years at the same rental rate, adjusted for inflation.				
This policy has been codified in the Municipal Code. Continue (see Action 4.2a).				
Policy H2.5 Protection of Existing Affordable Housing. The Town will strive to ensure that affordable housing provided through government incentives, subsidy or funding, and deed restrictions remains affordable over time, and the Town will intervene when possible to help preserve such housing.				
H2.A Monitor "At Risk" Units. The Town will establish regular contact with the owners of potential "at risk" units to assure long-term coordination. If the units appear to be in danger of conversion or being lost as affordable housing, the Town will establish contact with public and non-profit agencies who may be interested in managing or purchasing the units to inform them of the project's status and inform tenants of any assistance available. In working with other agencies, the Town will ensure that funding sources are identified and timelines for action are executed.	Establish regular contact with owners of at-risk units to preserve affordable units	Annually	The Town General Plan identifies no units at risk of conversion during the housing element cycle (see page 42 of Housing Element).	Continue. As of 2022, the Town has 13 units at risk of conversion during the next housing element cycle. Conditions of approval for the 13 units of low-income housing at 27 Mariposa (the only applicable at-risk units) would require the units to be turned over to the Town if converting during the 7th Housing Element Cycle. Modify to include a program to assess and identify ways to maintain naturally affordable housing at risk of conversion to market rate housing (See Action 4.1a). Add a program to proactively monitor "at risk" units to maintain the affordability of the units (See Action 4.1d).

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H2.6 Maintenance and Management of Quality Housing and Neighborhoods. The Town will encourage good management practices, rehabilitation of viable older housing, and long-term maintenance and improvement of neighborhoods.				
H2.B Implement Rehabilitation and Energy Loan Programs. Coordinate with the Marin Housing Authority, PG&E, Marin Clean Energy, and other organizations to publicize available loan programs to eligible property owners. Promote programs in Town e-newsletters and on the Town's website.	Loans provided to rehabilitate or improve energy efficiency of housing (8 Residential Rehabilitation loans to very low-income households and 20 PACE loans)	Ongoing	The Town has met the goal for 20 Property Assessed Clean Energy (PACE) loans. The Town has infrequently promoted the programs and information is not readily available on the Town website. The Town could better publicize information on energy loan programs, including PACE and Energy Upgrade California Loans, provided to rehabilitate or improve energy efficiency of housing. The Planning Department requested, but did not receive, data on the number of Residential Rehabilitation Loanave thave been issued by the Marin Housing Authority to San Anselmo property owners in this Housing Element cycle. In 2012 the Town Council approved the Property Assessed Clean Energy (PACE) program. It permits residents and multifamily property owners to participate in PACE programs. PACE programs allow property owners to finance energy and water efficiency projects and solar installations on their property tax bills. In 2015, the Town Council expanded the program. Through 2017: 25 Energy Efficiency Projects, Financed $682,148 three Renewable Energy Projects, Financed $71,530 one Water Conservation Project, Financed $54,220 BayREN Home Upgrades through June 2017: 16 Projects, 3,465 sum of Total kWh Savings, 1,833 Sum of Total Therms Savings	Continue and set an objective to update the website on a defined timeline and for new Town Communications staff and Climate Action Commission to publicize the program a certain number of times per year (see Action 4.3a).
H2.C Conduct Home Presale Inspections. The Town will continue to inspect and report on all residential units prior to resale, with the report indicating previous Planning discretionary approvals and Building permits, zoning, current use, flood zone, zoning violations, and work performed without permits	Conduct presale inspections	Ongoing	The Town Building Department continues to conduct an average of 180 physical inspections of residential sites prior to resale every year to identify health and safety hazards, work performed without permits, and recommended safety corrections. Contract code enforcement staff contact property owners to correct life/safety hazards identified. Year/Number of inspections: 2015/180 2016/153 2017/157 2018/179 2019170 2020/194 2021/226	Delete. There is no need to have the program in the Housing Element as the Town has been conducting resale inspections since 1969.

Table 1.7: Review of Past Performance

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
GOAL 3 — USE OUR LAND EFFICIENTLY TO MEET HOUSING NEEDS, AND TO IMPLEMENT 'SMART' AND SUSTAINABLE DEVELOPMENT PRINCIPLES.				
Policy H3.1 Housing for Local Workers. The Town will strive to provide an adequate supply and variety of housing opportunities to meet the needs of San Anselmo's workforce and their families, seeking to match housing types and affordability with household income.				
Policy H3.2 Variety of Housing Choices. In response to the broad range of housing needs in San Anselmo, the Town will strive to achieve a mix of housing types, densities, affordability levels and designs. The Town will work with developers of non-traditional and innovative housing approaches in financing, design, construction and types of housing that meet local housing needs. Housing opportunities for families with children should not be limited because necessary facilities are not provided on site.				
Modify by combining Policy H3.1 and Policy H3.2 and add new programs to implement them in this Housing Element Update The Town programs in the 5th housing element cycle resulted in application for and approval of 157 new housing units between 1/1/14 and 12/31/21 (See Program 5.1 and the associated actions). Tiny homesare allowed in the Town with adoption of 2018 International Residential Code Appendix Q. New regulations also allow trailers to be used for housing after disasters and during housing construction. No tiny homes or trailer applications were received during the 5th housing element cycle. These were a variety of unit types in all areas of Town:				

Type of Unit [For H3.2 - Delete this after placing in]	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 Each project has 2 units of deed restricted very low- or low-income housing	44[5]
Accessory Dwelling Unit	90
Total	**157**

Policy H3.3 Mixed-use Infill Housing. The Town will encourage well-designed mixed-use developments (residential mixed with other uses) where residential use is appropriate to the setting and development impacts can be mitigated. The Town will develop incentives to encourage mixed-use development in appropriate locations, such as in and near the downtown, that are in proximity to transit and services and would support Downtown businesses.				
No mixed-use projects were developed or requested. 100% residential projects were proposed on commercially zoned sites in commercial areas near downtown (1 Lincoln Park, 754 Sir Francis Drake).				
H3.A Modify Development Standards to Encourage Infill Housing. Review and modify the following development standards based on the most up- to-date empirical studies to allow exceptions and incentives for infill housing located close to transit and services.	Provide flexibility in the application of development standards fitting the location and type of development, consistent with community goals	2016	Since 2017, the Town has implemented California Government Code Section 65913.4 that allows for streamlined review of infill development projects and eliminates parking requirements (2017 SB 35). One duplex was approved pursuant to these regulations in 2018. The Town Council adopted an ordinance to implement California Government Code Sections 65852.21 and 66411.7 (2021 SB 9) and allow multi-unit development in single-family zoning districts on 12/14/21. This allows expedited review, reduced parking, and increased density in infill areas. The Town follows State law requirements for expedited review of projects under the Permit Streamlining Act and specific sections related to housing, such as State ADU regulations. The Town will be considering objective design standards for housing in 2023 that will address parking standards, funded by SB 2 grant.	Modify to adopt objective design standards for all housing types (See Action 3.1b).

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
a. Variable Density Standards. Establish unit densities for studio and one-bedroom units based on "density unit equivalents" or the size of the unit.			Variable density has not been considered.	Consider this as part of the program to create objective design standards for all housing types (See Action 3.1b).
b. Reduce Parking Standards for Senior and Affordable Housing. Provide reduced parking standards to support affordable and senior housing development.				Consider this as part of the program to create objective design standards for all housing types (See Action 3.1b).
c. Flexible Parking Strategies. Provide for more flexible parking requirements that help to facilitate infill, affordable, transit-oriented and mixed-use development, while at the same time avoiding off-site parking impacts. Examples include joint use parking, off-site parking (currently allowed), allowances for reduced standards depending upon location (such as near transit), parking stall dimensions, "grandfathering" non-compliant buildings and uses, etc.			See above regarding State parking law. Objective design standards for multifamily housing will be under consideration in 2022 and include flexible parking strategies.	Consider this as part of the program to create objective design standards for all housing types (See Action 3.1b).
d. Modify Parking Standards for Mixed-Use Housing. Adopt as appropriate modified parking standards for mixed-use development in the commercial zoning districts in order to facilitate development of affordable housing.			See above.	Consider this as part of the program to create objective design standards for all housing types (See Action 3.1b). Modify. Add a new program to review fees for multi-family housing projects (See Action 5.2f). Analyze fees collected for recent multifamily housing against actual time for plan check and inspections by staff and outside consultants.
e. Expedited Review and Fee Waivers or Reductions. Provide expedited review of desired housing developments and waivers or reductions of development fees where feasible. f. Parcel Consolidation. Promote parcel consolidation for the assembly of new housing sites to ensure minimum densities are achieved and integrated site planning occurs by (1) identifying priority sites for lot consolidation where common ownership occurs, (2) contacting property owners of contiguous vacant and underutilized sites, (3) conducting outreach to affordable housing developers, and (4) offering the incentives listed above to promote lot consolidation.			Town Staff follow the expedited review required under State law for housing development projects. In 2020, the Town Council waived building permit fees for ADUs deed-restricted for affordable housing. No one has applied for the fee waiver as of 11/28/22. A limited number of multifamily sites have been on the market. Staff have contacted property buyers and/or adjacent property owners when they may have interest in sites on the market. One property was purchased by an adjacent property owner in 2021. Few sites had common ownership during the 5th housing element cycle. Staff have alerted affordable housing developers to sites that are on the market. This has not resulted in the purchase of any sites or development of affordable housing.	Continue this program.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
g. Work with Property Owners. Conduct outreach with property owners in 2015 to identify specific incentives for property owners to pursue parcel consolidation and develop their properties with housing.			Town Staff held two public workshops in November 2021 via Zoom. Notice was emailed to the Town's business list (which includes property owners of commercial/ rental sites) and mailed to downtown property owners. Incentives that will be under consideration for housing were discussed, and the Town solicited comments on other incentives	Delete. Incorporate the content of this program into the program to promote lot consolidation (See Action 5.2e).
Policy H3.4 Redevelopment of Commercial Shopping Areas and Sites. The Town will encourage the development of housing in conjunction with the redevelopment of commercial shopping areas and sites when it occurs.				
Continue this policy				
Policy H3.5 High Potential Housing Opportunity Areas. Given the diminishing availability of developable land, the Town will identify housing opportunity areas and sites where a special effort will be made to provide workforce and special needs affordable housing. The Town will take specific actions to promote the development of affordable housing units on these sites (identified in the Implementing Programs).				
H3.B Adopt Standards for an "Affordable Housing Overlay Zone." Amend the San Anselmo Zoning Ordinance to establish specific standards and incentives for an affordable housing overlay zone. Specific standards include densities, development standards incentives, parking, building heights, specified level of affordability, etc.	Provide flexibility in the application of development standards for affordable projects	2016	The Town has hired a consultant to draft objective design standards for all housing types, and adoption is expected in 2023. State density bonus law allows significant density incentives, exceptions, and concessions to development regulations for projects that include affordable housing at specified levels.	Modify and continue to reflect changes to best practices since adoption of the 5th cycle Housing Element. (See Action 5.3a).
H3.E Work with Non-Profits and Property Owners on Housing Opportunity Sites. Work with non-profits and property owners to seek opportunities for an affordable housing development on either the Sunnyhills site or the former Redhill School site. Undertake the following actions to encourage development of multifamily, affordable housing at Housing Opportunity Sites:	Development of affordable housing	Undertake items a-d, during 2015. Undertake rezoning, environmental review and other actions during 2016	See below.	Modify and continue (See Action 1.1c). Sunny Hills Services has been renamed to Side by Side.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
a. Work closely with non-profit housing developers (EAH, NPH, others) and property owners to identify housing development opportunities, issues and needs.			Town Staff have met with Homeward Bound, Habitat for Humanity, and EAH Housing, all nonprofit housing developers. Property owners were not interested in the development of affordable housing at Side by Side (formerly known as Sunny Hills) and Red Hill School (owned by Ross Valley School District) during 5th Housing Element cycle. EAH Housing interested in partnering with the Town to develop 50 units of affordable housing at Isabel Cook Community Center site. However, the Town would need to fund reconstruction of the community center and offices. Nonprofits were not interested in Town parking lot sites as they are too small to be feasible for affordable housing development. One nonprofit suggested that the Town sell the Town-owned site located above Loma Robles for market rate housing to fund development of affordable housing on parking lot sites.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
b. Select the most viable site or sites.			See above.	See above.
c. Conduct a rezoning study with the intent to rezone at least one of these properties to a zoning district that will enable affordable housing to be built at 20 or more units per acre.			Both sites are zoned SPD, Specific Planned Development District, which allows flexibility in development standards, including density of 20 or more units per acre.	Delete. The Town will rezone adequate parcels to meet the RHNA as part of this Housing Element Update, which will include increases in density at 20 units per acre.
d. Undertake community outreach as part of the rezoning and, as appropriate, in coordination with the potential developer and property owner.			See above.	See above.
e. Undertake environmental review as part of rezoning to address on-and off-site issues so that future affordable housing proposals can be processed expeditiously.			The Town has not conducted environmental review due to limited staff and resources.	Delete. Significant funding is necessary to implement this program, and the Town intends to promote housing through more effective, efficient allocation of limited resources.
f. Use the affordable housing overlay zone (when adopted — see Program H3.B) to incentivize affordable housing to be applied to High Potential Housing Opportunity Sites and areas in the Downtown.			The Town has not adopted an affordable housing overlay zone due to limited staff time and resources.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
g. Complete site planning studies, continue community outreach, and undertake regulatory approvals in coordination with the development application.			No development application was submitted.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
h. Facilitate development through regulatory incentives, including the establishment of housing as a "use by-right," the reduction or waiver of Town fees, fast-track processing, use of affordable housing funds, implementation of Housing Element Programs H3.A and H3.B, and assistance by Town Planning staff in development review.			The Town has hired a consultant to draft objective design standards and will be considering by-right uses for sites in 2023.	Combine this as part of the program to create objective design standards for all housing types (See Action 3.
i. Target sites in Downtown and surrounding infill areas and, especially properties where lot consolidation is possible, and provide incentives for lot consolidation and property redevelopment with housing.			Same as above.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
Policy H3.6 Density Bonuses and Other Incentives for Affordable Housing Developments. The Town will use density bonuses and other incentives to help achieve housing goals while ensuring that potential impacts are considered and mitigated. This will include provisions consistent with State Density Bonus Law.				
The Town has successfully implemented local development standards and the Density Bonus Law to encourage development of deed-restricted affordable housing units: 1 Lincoln Park site was limited to two stories and the applicant agreed to restrict two of the 16 units for deed-restricted Low-Income housing in order to build a 3-story structure. If the Town had a 3-story height limit, the applicant would have constructed only market rate units. 754 Sir Francis Drake was limited to 100% floor area ratio and 2 stories. The Town's two-story limit and floor area ratio limit were an incentive for the developer to include 2 units deed-restricted for Very Low-Income housing. 600 Red Hill the applicant deed-restricted 2 units for Low-Income housing in order to gain additional market rate units at the site.				
Policy H3.7 Retention and Expansion of Multifamily Sites at Medium and Higher Density. The Town will strive to protect and expand the supply and availability of multifamily and mixed-use infill housing sites for housing. The Town will not re-designate or rezone residential land for other uses or to lower densities without re-designating equivalent land for higher density multifamily development.				
No multifamily or mixed-use infill housing sites were redesignated or rezoned for other uses or lower densities. Due to SB 330, this policy is now applied at the state level, and the Town will remove this policy to prevent duplication with State-level legislation.				
Policy H3.8 Long-Term Housing Affordability Controls. The Town will apply resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable over time to the income group for which it is intended. Inclusionary units shall be deed-restricted to maintain affordability on resale to the maximum extent possible (at least 55 years).				
Six units of housing for the very low and low-income were approved that will have 55-year deed restrictions. Modify to indicate that the Town will adopt an inclusionary housing ordinance to ensure that affordable housing is provided in new development in San Anselmo (See Action 5.7f).				

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H3.9 Inclusionary Housing Approach. To increase affordable housing construction, the Town will require residential developments to provide units for very low, low and moderate-income housing on a sliding scale or an in-lieu fee related to the size of the new main dwelling on the particular site. The units provided through this policy are intended for permanent occupancy and must be deed-restricted, including, but not limited to, single-family housing, multi-family housing, condominiums, townhouses, or land subdivisions. In addition, the Town will require larger non-residential developments, as job generators, to participate in addressing housing needs in the community.				
H3.C Adopt Inclusionary Housing Regulations and Establish Housing Impact Fees. Amend the Zoning Ordinance to require residential developments to provide affordable units for very low, low and/or moderate-income housing, pay an in-lieu fee, or pay a housing impact fee. The ordinance should include specific definitions for affordability tied to Area Median Income (AMI), and should cover participation from larger non-residential developments. As part of the annual review of the Housing Element there will be a review as to whether this program has been effective in encouraging very low and low-income housing. The program will be revised if it is deemed to be ineffective. In undertaking the work, the ordinance will be evaluated as a potential constraint to the provision of housing. This would include analysis of the policy's implementation framework, levels of mandated affordability, and a description of the types of options and incentives the Town offers to encourage and facilitate compliance with the inclusionary requirements. The Town will also engage the development community to facilitate this analysis. Inclusionary requirements and/or housing impact fees will be based on the following considerations:	Provide housing for very low-, low- and moderate-income households	2016	An ordinance was considered in 2009 but did not move forward. The Town received an SB 2 grant to conduct an in-lieu housing study in 2020, in coordination with other Marin County jurisdictions. The study was completed and presented to the Planning Commission in 2021. Staff received the first draft of regulations in December 2021. Staff worked with other Marin County jurisdictions to hold outreach workshops in Spring 2022 with developers and coordinate standards.	Continue (See Action 5.
a. The number of inclusionary units required based on project size, such as: 3-10 units — 10%; 11-20 units — 15%; 21+ units — 20%. **b.** Inclusionary zoning requirements or housing impact fees will address the need for very low and low-income rental units and moderate-income ownership units. **c.** The primary intent of the inclusionary requirement is the construction of new units on site. **d.** The focus is on multifamily housing developments with deed restrictions to support long periods of affordability. **e.** Second priority for meeting inclusionary requirements is the construction of units off site or the transfer of land and sufficient funding to develop the number of affordable units required. **f.** If these options are not practical, then other alternatives of equal value such as in-lieu fees, housing impact fees, transfer of land and/or dedication of units, or rehabilitation of existing units may be considered. **g.** Fees paid in-lieu of providing units on site or housing impact fees shall be of a value proportionally equivalent to the number of units in the project. The amount of the fee shall be established by a schedule that is periodically reviewed and updated by the Town Council. **h.** Establish incentives as part of an ordinance whereby the Council would decide the standards in the public review process when considering an actual ordinance. Standards include parking exceptions, increased height, mixed- use, and reduced setbacks.				

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H3.10 Second Dwelling Units. The Town will encourage the construction of well-designed new second units and the legalization of existing second units as an important way to provide affordable housing.				
The Town approved 90 Accessory Dwelling Units (ADUs) and adopted objective design standards for ADUs.				
H3.D Junior Second Units. Review and adopt as appropriate standards to allow the creation of junior second units. Standards to review should include, but not be limited to, the following: **a.** Conversion of existing bedroom required – no building expansion; **b**. Maximum unit size; **c.** Limitation on kitchen size and appliances; **d.** Bathroom requirement; **e.** Internal and external access; **f.** Parking; **g.** Owner occupancy requirement.	18 new second units, including junior second units, by October 2022	Consider adoption of standards in 2015	Completed. Final occupancy was granted for 39 new ADUs, including one junior accessory dwelling unit (JADU) as of 12/31/21. Town ADU regulations allowed for development of JADUs prior to the 5th cycle Housing Element. Town regulations were updated in 2019-2020 to develop requirements for JADUs when State law required that the Town approve JADUs and distinguished between ADUs and JADUs. Staff believe there are a limited number of JADU applications because there are fewer restrictions for ADUs, such as no size limit and owner occupancy requirement.	Delete, as this program has been completed.
The Town will work with special districts to reduce or waive fees for junior second units.			In 2017, the Town Council wrote a letter to the Ross Valley Sanitary District to request elimination of connection fees. State law eliminated connection fees for ADUs.	Delete, as this program has been implemented.
GOAL 4 — PROVIDE HOUSING FOR SPECIAL NEEDS POPULATIONS THAT IS COORDINATED WITH SUPPORT SERVICES.				
Policy H4.1 Special Needs Groups. The Town will actively promote the development and rehabilitation of housing to meet the needs of special needs groups, including the needs of seniors, people living with disabilities, the homeless, people with HIV/AIDS and other illnesses, people in need of mental health care, single parent families, large families, and other persons identified as having special housing needs.				
There are no associated programs. Modify this policy and create specific programs to implement this policy in the Housing Element Update (See Policy 7 and associated programs). In the 5th cycle planning period, the Town has made the following accomplishments related to special needs housing: • The Town adopted strategies to house special needs populations including objective standards for single room occupancy housing and prohibited housing discrimination based on source of income. • In 2021, the Town adopted temporary moratoriums on rent increases and evictions due to the financial impacts of the COVID-19 Pandemic. The Town promoted the Marin County emergency rental assistance grant program on social media, the Town email list, and by mailings to property owners and tenants of multi-unit properties. As of January 7, 2022, the County has received 135 applications for emergency rental assistance and paid 40 cases in San Anselmo. • Many new rental housing units affordable to lower income households were constructed. New affordable units had up to two bedrooms and, therefore, were not appropriate for several large households in San Anselmo that are overpaying for housing. • The Town approved one 16-unit senior apartment building that was completed in 2022. Two of the 16 units are set aside for low-income senior households. • The Town approved five requests for reasonable accommodations to allow residents with disabilities to remain in their homes, including two setback and noise limit exceptions for generators to power air conditioning equipment and refrigeration, one exception to allow a parking area for ADA accessibility, and two exceptions for access ramps. Several sidewalk ramps were installed and improved in residential neighborhoods to assist people with disabilities. • The Town adopted an Administrative Citation program to assist in the enforcement of housing regulations and safety standards. • To assist female-headed households and many families in the town, one new preschool was approved on Greenfield Avenue, which will accommodate up to 118 students. The town lost Village Preschool on Jones Street, which had a capacity for 30 students. The Town modified the Zoning Code to allow neighborhood family childcare centers by-right.				
Policy H4.2 Health and Human Services Programs Linkages. As appropriate to its role, the Town will assist service providers to link together services serving special needs populations to provide the most effective response to homelessness or persons at risk of homelessness, youth needs, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence, and other economically challenged or underemployed workers.				
Modify this policy and add supportive programs based on the feedback received through outreach to these service providers as part of the Housing Element Update (See Program 7.1).				
Policy H4.3 Density Bonuses for Special Needs Housing. The Town will use density bonuses to assist in meeting special housing needs and housing for lower income elderly and the disabled, consistent with roadway capacity and considering parking needs and neighborhood scale.				
A 16-unit senior housing development was approved at 1 Lincoln Park on a commercially-zoned site next to a residential neighborhood. A density bonus allowed the project to be up to three stories and resulted in two units of deed-restricted housing for low-income households. Elevator access and a community gathering space are provided, along with an outdoor garden area. The one-bedroom units each have one parking space and are walking distance to shopping, restaurants, services, and transit. Modify to address reasonable accommodation requirements (See Action 9.1e).				

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H4.4 Adaptable/Accessible Units for the Disabled. The Town will ensure that new multifamily housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies to allow seniors to "age in place."				
Modify this policy. The Town implements the current California Building Code, which includes requirements for accessible units. Add programs to support this policy that allow seniors to "age in place." Modify to address reasonable accommodation requirements (See Action 9.1e).				
Policy H4.5 Transitional and Supportive Housing. The Town of San Anselmo recognizes the need for and desirability of transitional and supportive housing and will treat transitional and supportive housing as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.				
Continue Policy.				
Policy H4.6 Rental Assistance Programs. The Town will continue to publicize and create opportunities for using available rental assistance programs, such as the project-based Section 8 program and tenant-based Housing Choice Voucher program, in coordination with the Marin Housing Authority (MHA). The Town will also continue to support the use of Marin Community Foundation funds for affordable housing and continue to participate in the Housing Stability program administered through MHA.				
Continue Policy.				
Policy H4.7 Emergency Housing Assistance. Participate and allocate funds, as appropriate, for County and non-profit programs providing disaster preparedness and emergency shelter and related counseling services.				
H4.A Use of Rental Assistance Programs. Continue to publicize and participate in rental assistance programs such as the Housing Choice Voucher program and other available rental programs.	Publicity of Housing Choice Vouchers	Ongoing	Staff publicized the rental assistance program to property owners via social media posts and a mailer. In 2015, there were 122 Housing Choice Vouchers in use in San Anselmo. In 2022, there are 106 Housing Choice Vouchers in Census tracts within the Town limit, making up less than 10 percent of renter occupied housing units. Links to information are provided on the Town website. Due to limited staff time, publicity was limited, and program was not considered successful due to the decrease in use of the Housing Choice Vouchers over time. The Town Council established protections for tenants in 2021 during the Covid 19 pandemic by freezing rent increases and prohibiting evictions (Ordinances 1154 and 1155). Staff mailed notices of supportive programs to all multifamily property owners and tenants in 2021. The Planning Department staff received one email inquiry about the program from a property owner seeking to return to San Anselmo to a rental unit. The Town publicized the Marin County Covid 19 pandemic Emergency Rental Assistance Program to property owners and tenants via social media and a mailer in 2021. The County received 135 applications from San Anselmo residents and has paid 40 cases in San Anselmo as of 1/7/22. Town publication of the rental assistance program appeared to be successful, based on number of applications received.	Modify this program to include timelines for program publicity. Use the Town Communications staff to promote program (See Action 7.3b).

Table 1.7: Review of Past Performance

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
Policy H4.8 Coordination with Other Agencies in Housing the Homeless. The Town will actively engage with other jurisdictions in Marin to support long-term housing solutions for homeless individuals and families in Marin County, and to implement the Marin County Continuum of Care actions in response to the needs of homeless families and individuals. The Town will allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related support services.				
Continue Policy.				
Policy H4.9 Local Approach to Housing for the Homeless. The Town of San Anselmo recognizes the need for and desirability of emergency shelter housing for the homeless and will allow a year-round emergency shelter as a permitted use in the Limited Commercial, General Commercial, and Public Facilities zoning districts. Designated site(s) must be located within one-quarter mile of a transit stop, since this could be considered a reasonable distance for a person to walk to/from a transit stop to/from a facility. In addition, the following would apply: **a. The Town will encourage a dispersion of facilities to avoid an over-concentration of shelters for the homeless in any given area. An over-concentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the "normalization process" for clients residing in such facilities.** **b. The Town will encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the Town or a designated agency to resolve disputes.** **c. It is recommended that a staff person from the provider agency be designated as a contact person with the community to review questions or comments from the neighborhood. Outreach programs may also designate a member of the local neighborhood to their Board of Directors. Neighbors of emergency shelters shall be encouraged to provide a neighborly and hospitable environment for such facilities and their residents.** **d. Development standards for emergency shelters for the homeless located in San Anselmo will ensure that shelters would be developed in a manner which protects the health, safety and general welfare of nearby residents and businesses, while providing for the needs of a segment of the population as required by State law. Shelters shall be subject only to development, design review and management standards that apply to residential or commercial development in the same zone, except for the specific written and objective standards as allowed in State law.**				
The population of people experiencing homelessness rose, and no extremely low-income housing was created during the 5th cycle planning period. A point-in-time count of people experiencing homelessness in vehicles in San Anselmo decreased from 15 people in 2019 to seven people in 2021. Modify and continue to create supportive actions to implement the intent of this program (See Program 7.1).				

Unsheltered Homeless			Sheltered Homeless			Total for San Anselmo		
2015	2017	2019	2015	2017	2019	2015	2017	2019
13	2	20	0	0	0	13	2	20

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
H4.B Investigate Possible Multi-Jurisdictional Emergency Shelter. As the opportunity arises, the Town will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future.	Construction of homeless facility (if determined feasible)	As the opportunity arises	The Town has not funded any multi-jurisdictional project for an emergency shelter. On October 1, 2017, the County of Marin and local homeless service providers launched a "Coordinated Entry System" for providing people experiencing homelessness with housing and services and have housed approximately 330 people who had been experiencing chronic homelessness. On July 27, 2021, the Town contributed $55,299 to a pool of local city and town resources to create a new "city-funded case management" option, that provides additional case management support for people experiencing chronic homelessness and allows the Town to prioritize the most high-needs people for permanent supportive housing. On April 28, 2015, the Town contributed $14,145 to a joint fund with all the cities and towns of Marin County, to fund a rotating homeless winter emergency shelter program known as the Rotating Emergency Shelter Team (REST). REST was run by San Anselmo churches and community volunteers with the Marin Organizing Committee from November 15 through April 15 from 2015 to 2018, when the program was discontinued. The program served up to 40 homeless men at rotating congregations, including First Presbyterian Church of San Anselmo, and 20 homeless women housed at the County Wellness Center and served by congregations. Although successful, the program provided temporary housing during five winter months only. San Anselmo staff and residents participated in working at the San Anselmo shelter and a San Anselmo church participated by providing the facility.	Modify this program to define what "participation" entails and to create more specific project goals (See Action 7.4a). All emergency shelters in Marin County are open to all individuals experiencing homelessness, including those from San Anselmo. Therefore, any Marin County emergency shelter is a multi-jurisdictional shelter. There is opportunity to contribute to the development of emergency shelters that are planned or currently under construction in San Rafael.
5 One project included conversion of two existing units to deed-restricted affordable housing. Those two units are not included here since they were existing.				

2

HOUSING NEEDS AND CONSTRAINTS EXECUTIVE SUMMARY

Summary of Housing Needs and Constraints

The housing crisis in the Bay Area has been an evolving phenomenon over the past 40 years as high demand has continually exceeded housing supply and affordability. There has been a substantial movement in the Bay Area, intensified by concerns about climate change, to prioritize sustainable growth. The movement seeks to encourage regional development patterns that are more compact, transit-oriented, pedestrian-oriented, well-designed, and highly livable. A central focus of this movement — the very foundation for achieving a more sustainable and livable Bay Area — is rethinking the way in which we plan, design, rehabilitate, preserve, and manage housing in conjunction with transportation systems, jobs, and services.

Under state housing element requirements, housing needs are broken down into three categories: existing needs, projected needs over the housing element planning period, and the specific needs of special groups identified in San Anselmo. In opposition, constraints to the production of housing hinder the Town's ability to meet these three types of housing needs. Below are key findings of the San Anselmo housing needs analysis that summarize important trends and considerations for the Housing Element:

Housing Needs

- The population of San Anselmo has remained relatively stable over the past several decades. As of 2020, the town's population is 12,757 residents and 5,224 households.
- Approximately 62 percent of households are one- to two-bedroom households, which could indicate a higher demand for smaller housing units such as single room occupancy (SRO) units, studio/efficiency units, and one-bedroom units.
- Countywide, the agricultural and natural resources, construction and manufacturing, wholesale, and transportation industries combined employ approximately 14 percent of the population. This low percentage could be indicative of a lack of housing affordable to households employed in these sectors in both the county and town.
- San Anselmo's vacancy rate was 5.3 percent in 2020, which suggests that San Anselmo's housing market is extremely tight, and that additional housing is needed in the community.
- A large portion of the housing stock in San Anselmo is more than 30 years old. Therefore, the town could see an increase in redevelopment in the coming years, especially once the Town updates the Zoning Code to allow more than one unit on a lot, improving the return on redevelopment for homeowners.
- There has been a decline in the number of lower-income households in San Anselmo, but the Town's overall population has remained stable. Therefore, it appears that household incomes have risen rather than lower income households have been pushed from the community.
- In 2020, San Anselmo single-family home sale prices were six percent lower than the countywide median. San Anselmo condominium sales prices were 50 percent higher than the countywide median. This difference could be indicative of a high demand for condominiums in the community.
- There is a lack of large units affordable to low-income households, indicating that the Town should incentivize this type of housing as a part of the Affordable Housing Overlay District (Program 5.3).
- The low number of rental units with three or more bedrooms is likely leading to the 17 percent of large households that are cost burdened. To address this, the Town will incentivize this type of housing as a part of the Affordable Housing Overlay District (Program 5.3).
- San Anselmo's population is aging as younger adults are moving out of the community. This could be attributed to the rising cost of housing in the community, or younger people are seeking other types and locations of housing based on lifestyle preferences (or a combination of these factors).
- The proportion of senior residents is projected to increase to 22 percent of the population by 2040, increasing the demand for assisted living and senior residential facilities.

Housing Constraints

- Two main factors contribute to the high cost of land in Marin County: the county's desirability as a place to live and the lack of remaining vacant land suitably zoned for residential development.
- Over the past year, mortgage rates for conventional 30-year fixed rate loans have increased dramatically from less than three percent to more than seven percent, making homeownership increasingly unattainable for low- and moderate-income households.
- Community opposition to affordable housing is prevalent in Marin County. However, architectural design plays a critical role in creating new developments that blend into the existing neighborhood, especially in higher density developments that might otherwise appear visually incompatible with existing surrounding development. In order to clarify design requirements to the development community and streamline the development approval process, the Town will adopt objective design standards for all housing types (Action 3.2a) as well as adopt pre-approved plans for missing middle housing (Action 3.1c) and accessory dwelling units (Program 6.1).
- Recognizing that additional density is needed throughout the community to accommodate additional housing, the Town will amend the Zoning Code to allow up to 12 dwelling units per acre in the R-2 district and 30 dwelling units per acre in the C-L, C-3, and SPD districts (Program 5.7).
- To better accommodate the densities needed to construct affordable housing development, the Town will establish an affordable housing overlay district that will allow greater building height, density, and floor area ratios for multifamily and mixed-use developments that provide a specified percent of units as affordable to low- and very low-income households (Program 5.3).
- San Anselmo does not allow overnight street parking in the town aside from a few exceptions. To improve the flexibility of the Town's parking standards the Zoning Code will be amended to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with AB 2097 (Action 5.2c) as well as allow reductions in areas outside of a half-mile of public transit under certain circumstances (Action 5.2d).
- The Town has included three programs and 14 actions in the Policies, Programs, and Action section of this Housing Element to promote the construction and affordability of ADUs and JADUs (Policy 6).
- The San Anselmo Zoning Code establishes provisions for SRO units to establish standards for these units and provide opportunities for the development of permanent, affordable housing in close proximity to transit and services for small households and people with special needs. In order to make SROs more widely available throughout the community, the Town will amend the Zoning Code to allow residential buildings containing the units as a permitted use in the R-3 zoning district (Action 3.3c).
- The Town complies with the Employee Housing Act. Pursuant to Health and Safety Code Section 17021.5, the Town deems any employee housing providing accommodations for 6 or fewer employees as a single-family structure. To ensure that the Town is not responsible for any barriers to the establishment of employee housing, the Town will amend the Zoning Code for compliance with the Employee Housing Act (Action 5.8c).
- Since the Town has few remaining vacant lots suitable for development, all infrastructure (i.e., curbs, gutters, sidewalks, streets, and utilities) is in place. To ensure that required site improvements are not a barrier to development, the Town will evaluate local requirements to determine what on- and off-site improvement requirements could be minimized or eliminated in order to reduce construction financing costs for affordable housing development projects (Action 5.4b).
- Town fees comprise two percent of the cost of development of a single-family home, two percent of the cost of development of a multifamily development, and three percent of the cost of development of an ADU. To ensure that planning and/or building permit fees are not a barrier to the development of affordable housing in the community, San Anselmo will waive a percentage of project review, permit, and impact fees based on level of affordability, up to a maximum of 50 percent for 100 percent affordable housing development projects (Action 5.4a).
- To further streamline the approval process for new housing, the Town will adopt objective design standards for all housing types (Action 3.2a), pre-approved plans for missing middle housing types (Action 3.1c), and pre-approved ADU plans (Program 6.1).

3

HOUSING NEEDS

HOUSING NEEDS

Population, Housing and Jobs Trends

Population Growth and Trends

Demographic changes, such as population growth or age structure fluctuations, affect the type and amount of housing needed in a community. As shown in *Table 3.1*, San Anselmo's population has remained relatively stable from 1990 to today. The Association of Bay Area Governments (ABAG) Plan Bay Area 2040 growth projections forecastc limited growth in San Anselmo through 20401. Over the next decade and a half, the growth rate is projected to rise to an average annual growth rate of 0.3 percent per year. Population is expected to increase from 12,757 people in 2020 to 13,625 in 2040.

Table 3.1: Population Growth Trends 1990 - 2040 in San Anselmo

Year	Population	Numerical Change	Percent Change	Annual Average Growth Rate
1990	11,735	N/A	N/A	N/A
2000	12,378	643	5%	0.5%
2010	12,336	-42	-0.3%	0.0%
2020	12,757	494	4%	0.4%
2030	13,205	375	3%	0.3%
2040	13,625	420	3%	0.3%

Table 3.2: Population Growth Trends 1990 - 2040 in Marin County

Year	Population	Numerical Change	Percent Change	Annual Average Growth Rate
1990	230,096	N/A	N/A	N/A
2000	247,289	17,193	7%	0.8%
2010	252,409	5,120	2%	0.2%
2020	260,831	8,422	3%	0.3%
2030	274,530	13,699	5%	0.5%
2040	282,670	8,140	3%	0.3%

Regionally, the population of Marin County continues to grow. In 2020, the Marin County population was 260,831, up by five percent from 247,289 in 2000. The Marin County population is projected to increase to 282,670 by 2040. Over the next two decades, the annual growth rate is expected to decrease from an average of 0.5 percent per year between 2020 and 2030, to 0.3 percent per year between 2030 and 2040 (ABAG 2017).

1 While the Bay Area region's most recent long-range strategic plan, Plan Bay Area 2050 adopted in October 2021, the most current population projections for San Anselmo are from the regions previous long-range strategic plan, Plan Bay Area 2040.

Age Characteristics

Age characteristics are an important factor to consider when evaluating current and future housing needs. Typically, distinct lifestyles, family types and sizes, incomes, and housing preferences vary by age group. As people age, housing needs and preferences change. For example, young householders with children often have different housing preferences than senior householders living alone.

In San Anselmo, the number of seniors aged 65-74 increased by 115 percent from 2000 to 2020. Adults aged 55-64 grew by 71 percent from 2000 to 2020. In contrast, the population of adults aged 35-44 declined by 39 percent between 2000 to 2020, and the population of young adults aged 25-34 decreased

by 36 percent during the same timeframe. The senior population aged 75-84 has remained relatively stable over the past 20 years, while the number of seniors over age 85 decreased by 24 percent. Between 2000 and 2020, the number of children four years old or younger decreased by 22 percent, children between five and 14 years old have increased by 19 percent, and youth aged 15-24 increased by 35 percent.

Table 3.3: Age Group Trends in San Anselmo, 1990-2020

	2000		2010		2020		2000-2020 % Change		
Age Group	Number	Percent	Number	Percent	Number	Percent	Percent Change 2000-2010	Percent Change 2010-2020	Percent Change 2000-2020
0 - 4	725	6%	740	6%	565	4%	2%	-24%	-22%
5 - 14	1,519	12%	1,673	14%	1,813	14%	10%	8%	19%
15 - 24	994	8%	966	8%	1,338	11%	-3%	39%	35%
25 - 34	1,351	11%	875	7%	864	7%	-35%	-1%	-36%
35 - 44	2,541	21%	1,929	16%	1,543	12%	-24%	-20%	-39%
45 - 54	2,591	21%	2,365	19%	2,208	17%	-9%	-7%	-15%
55 - 64	1,255	10%	2,127	17%	2,147	17%	69%	1%	71%
65 - 74	678	5%	1,018	8%	1,458	12%	50%	43%	115%
75 - 84	540	4%	432	3%	547	4%	-20%	27%	1%
85+	184	1%	211	2%	140	1%	15%	-34%	-24%
Total	**12,378**	**100%**	**12,366**	**100%**	**12,623**	**100%**	**0%**	**2%**	**2%**

The California Department of Finance predicts significant increases in Marin's elderly population as the baby boomer generation ages. While the total countywide population is expected to increase by eight percent between 2020 and 2040, the number of seniors over age 65 is projected to increase by 64 percent. Figure 3.2 shows how each age group in San Anselmo will change if countywide projections apply in San Anselmo. The population of residents under 19 will decrease by 11 percent, and the population of adults aged 20-64 will decrease by seven percent, while the proportion of seniors will increase to comprise 22 percent of the population by 2040. The aging population is expected to increase the demand for assisted living and senior residential facilities in the county.

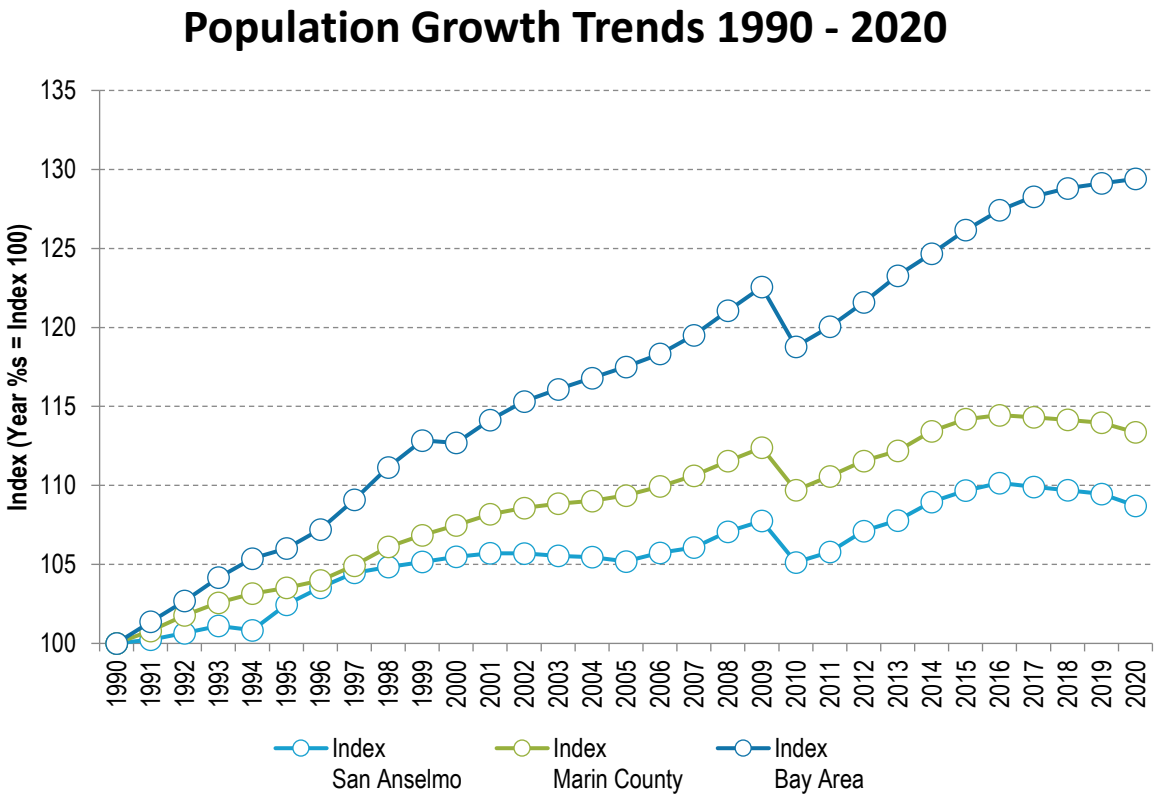


Figure 3.1 Population Growth Trends in San Anselmo, 1990 - 2040

The aging population increased the median age of San Anselmo residents from 41.3 years in 2000 to 46 years in 2020. In 2020, San Anselmo's median age is lower than the Marin County median age (47.1 years) but higher than the California and national median age (36.7 and 38.2 years, respectively).

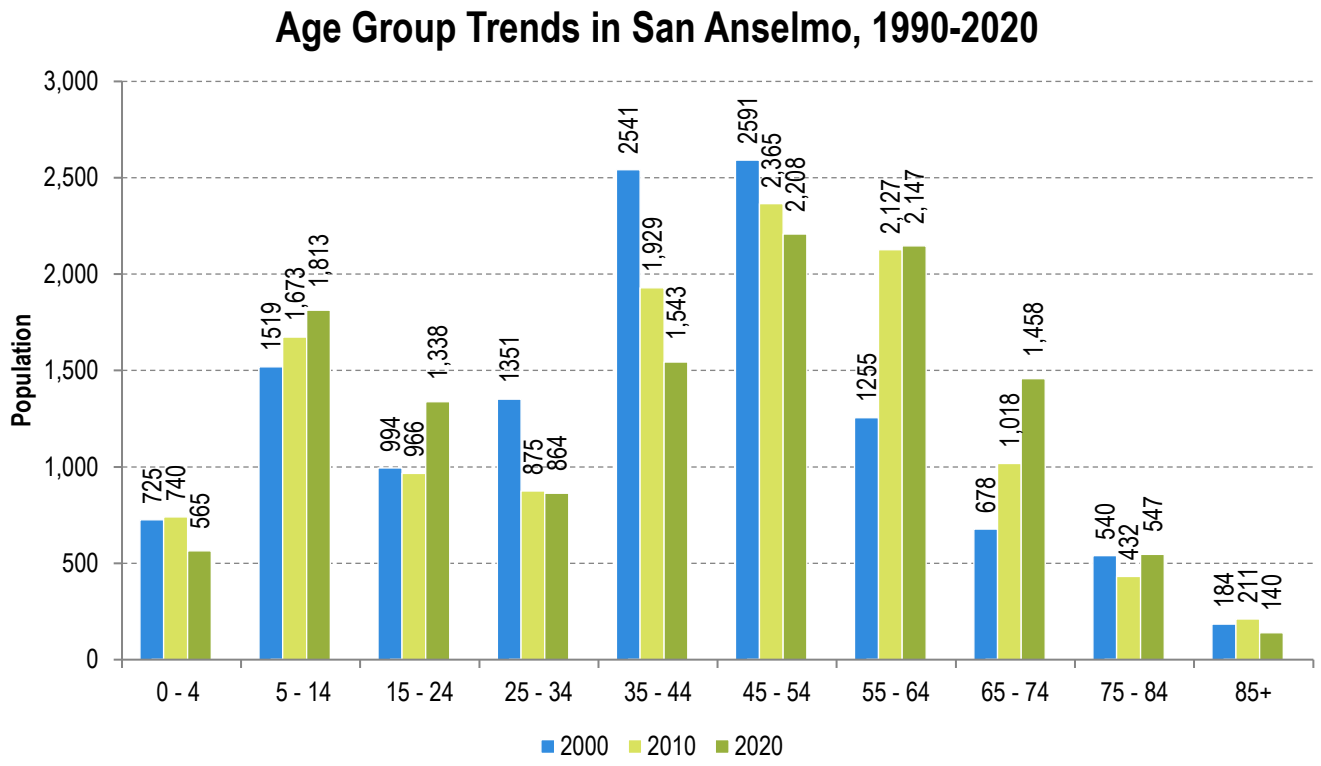


Figure 3.2 Age Group Trends in San Anselmo, 1990-2020

Employment

An assessment of community needs should consider the occupational profile of residents. Incomes associated with different jobs and the number of workers in a household determines the housing type and size affordable to each household. In some cases, the types of jobs held by residents can also affect housing needs and demand (such as teachers or service workers).

The Marin County economy is predominantly white collar – with 30 percent of the working population employed in the financial and professional services industry and 30 percent employed in the health and educational services industry. Approximately 57 percent of Marin County's working population is employed in management, business, science, and arts occupations. Similarly, in San Anselmo, 33 percent of the working population is employed in the financial and professional services industry and 34 percent is employed in the health and educational services industry. Approximately 67 percent of San Anselmo's working population is employed in management, business, science, and arts occupations. In particular, biomedical and software engineering companies employ many residents in San Anselmo.

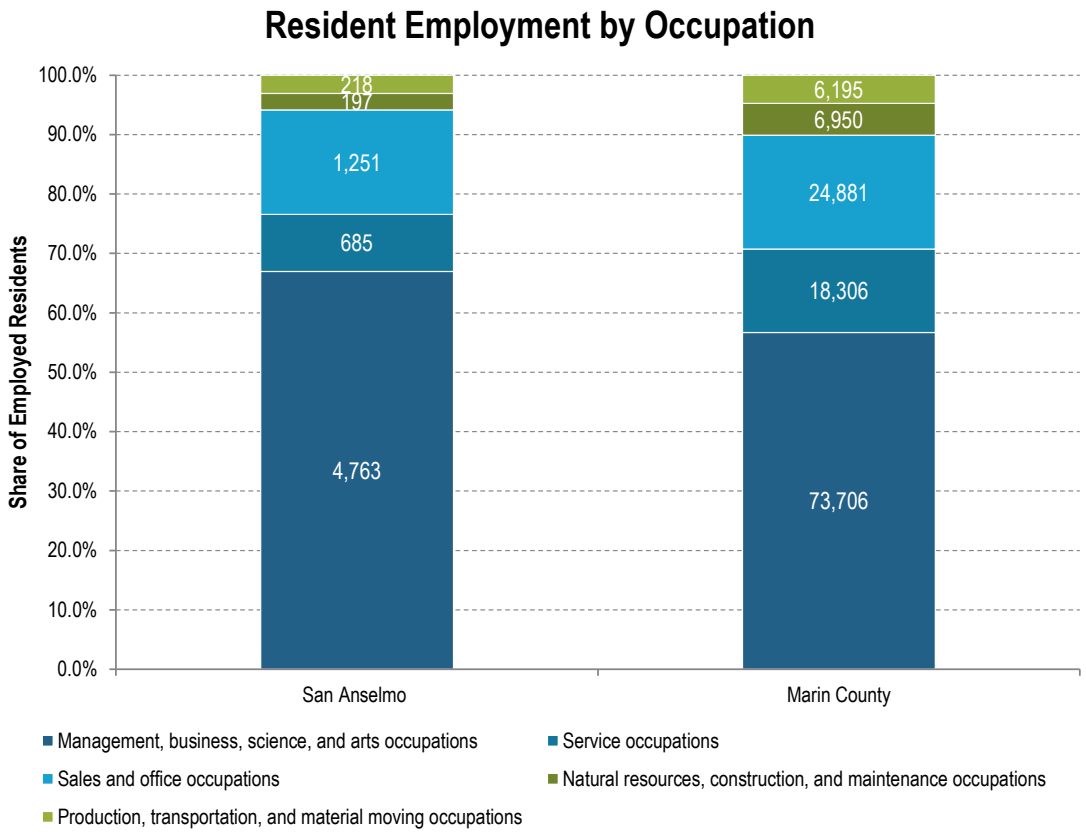


Figure 3.3 Resident Employment by Occupation

The County's five largest private-sector employers include Kaiser Permanente, Marin General Hospital, Autodesk, Inc, Bio Marin Pharmaceutical, Inc., and Fireman's Fund Insurance (North Bay Business Journal). According to the California Employment Development Department, there are approximately 25 large businesses (with over 250 employees) in Marin County, and an additional 1,007 small businesses (with fewer than 20 employees). Those small businesses represent over 90 percent of all payroll businesses in Marin County. The county is also home to an additional 9,066 self-employed or home-based businesses (with fewer than four employees). F Some of the fastest growing occupations in Marin County when projecting from 2018 to 2028 are veterinarians, veterinary technologists and technicians, taxi drivers and chauffeurs, nurse practitioners and film and video editors (California Employment Development Department 2018).

Blue collar industries employ a relatively small percentage of those that live in Marin County and San Anselmo. Countywide, the agricultural and natural resources, construction and manufacturing, and wholesale and transportation industries combined employ approximately 14 percent of the population.

Table 3.4: Resident Employment by Occupation

Geography	Management, business, science, and arts occupations	Service occupations	Sales and office occupations	Natural resources, construction, and maintenance occupations	Production, transportation, and material moving occupations
San Anselmo	4,763	685	1,251	197	218
Marin County	73,706	18,306	24,881	6,950	6,195

The mean annual salary in Marin County was $77,267 during the first quarter of 2022. Typical wages for a variety of positions in Marin County are shown in *Table 3.5.*

Generally, it is desirable to have a balance of jobs and workers, to enable workers to live in the communities they work in, reducing commute times, freeway congestion, and greenhouse gas emissions.. It is generally considered ideal to

have a range of 1.0 to 1.5 jobs per household in a jurisdiction. The jobs/housing ratio in San Anselmo was 1.47 in 2018, meaning that the number of jobs available in the community is proportional to the number of households.

San Anselmo is expected to add 330 jobs (or 10 percent) to the local employment base between 2010 and 20401. This is similar to the countywide job growth rate projection. In 2018, San Anselmo had a job-to-worker ratio of 0.86 for wage groups making less than $1,250 per month, 0.88 for wage groups making between $1,250 and $3,333 per month, and 0.40 for wage groups making more than $3,333 per month. This indicates the number of jobs available to each worker in their respective age group.

Table 3.5: Mean Annual Salary in Marin County (1st quarter 2022)

Occupation	Mean Wages
Management Occupations	$147,143
Business and Financial Operations Occupations	$101,518
Computer and Mathematical Occupations	$123,986
Architecture and Engineering Occupations	$113,254
Life, Physical, and Social Science Occupations	$104,860
Community and Social Service Occupations	$72,835
Legal Occupations	$136,647
Educational Instruction and Library Occupations	$77,625
Arts, Design, Entertainment, Sports, and Media Occupations	$89,900
Healthcare Practitioners and Technical Occupations	$140,211
Healthcare Support Occupations	$45,752
Protective Service Occupations	$88,459
Food Preparation and Serving Related Occupations	$42,422
Building and Grounds Cleaning and Maintenance Occupations	$46,376
Personal Care and Service Occupations	$49,027
Sales and Related Occupations	$55,594
Office and Administrative Support Occupations	$58,607
Farming, Fishing, and Forestry Occupations	$48,444
Construction and Extraction Occupations	$74,104
Installation, Maintenance, and Repair Occupations	$65,393
Production Occupations	$54,577
Transportation and Material Moving Occupations	$49,224
All Occupations	**$77,267**

Table 3.6: Projected Jobs 2015-2050

Geography	2010	2015	2020	2030	2040	2050
Marin County	115,885	129,565	129,900	133,480	134,960	146,000
San Anselmo	3,090	3,205	3,215	3,350	3,420	N/A

1 ABAG Plan Bay Area Projections 2017.

Households

The Census defines a household as all persons who occupy a housing unit. This definition includes single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

According to the U.S. Census, there were 5,224 households in San Anselmo in 2020. Approximately 27 percent of those households were comprised of single person households, while 55 percent were comprised of married-couple family households. An additional four percent were comprised of male headed households, eight percent were comprised of female headed households, and seven percent were comprised of other non-family households. In Marin County, just over half of the households consisted of married-couple family households. In Marin County, 27 percent of households were occupied by single person households. This was higher than the state estimate of 24 percent and slightly below than the San Anselmo estimate of 29 percent.

Table 3.7: Householder by Type

	San Anselmo	Marin County	San Anselmo	Marin County
Household by Type	Number	Number	Precent	Precent
Married-Couple Family Households	2,848	53,710	55%	51%
Male Headed Family Households	200	3,727	4%	4%
Female Headed Family Households	416	8,664	8%	8%
Single Person Households	1,411	30,769	27%	29%
Other Non-Family Houshold	349	8,030	7%	8%
Total	**5,224**	**104,900**	**100%**	**100%**

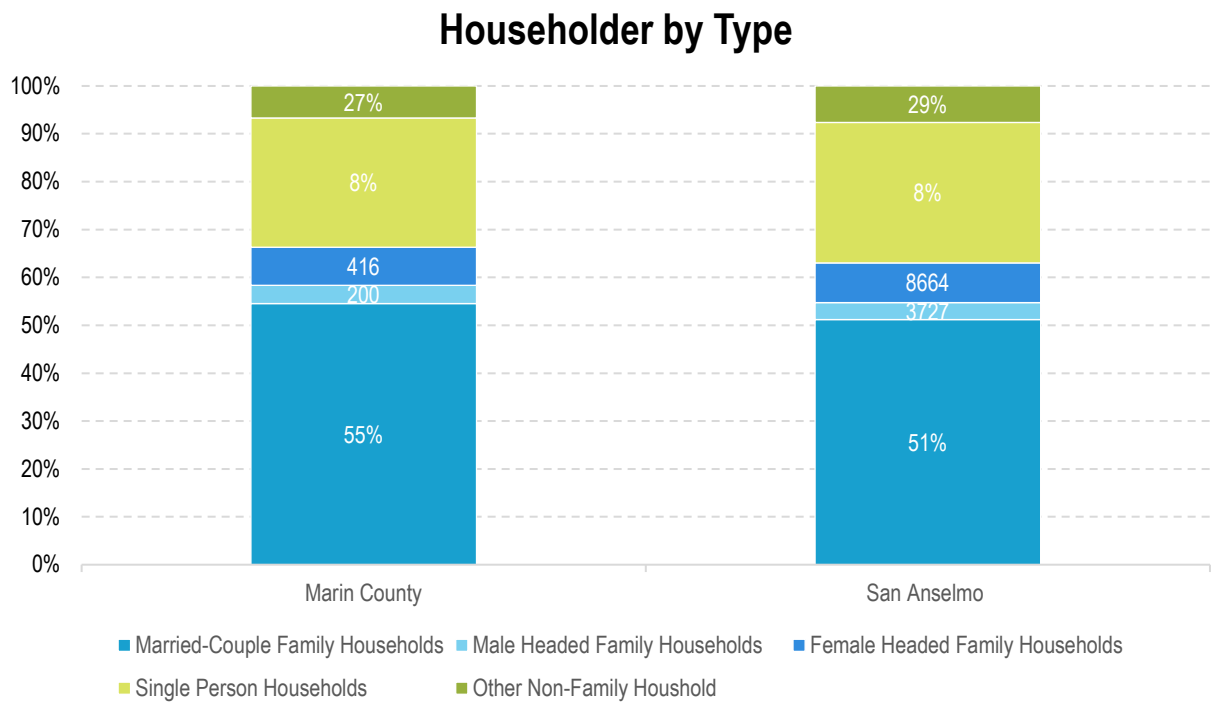


Figure 3.4 Householder by Type

In San Anselmo, most of households are small: 27 percent of households are comprised of one person households and 35 percent are two person households. Households with three persons totaled 17 percent of the population, households with four persons totaled 13 percent, and large households with five or more people comprised eight percent of the population. The average household size in San Anselmo is 2.4 persons (U.S. Census, 2020).

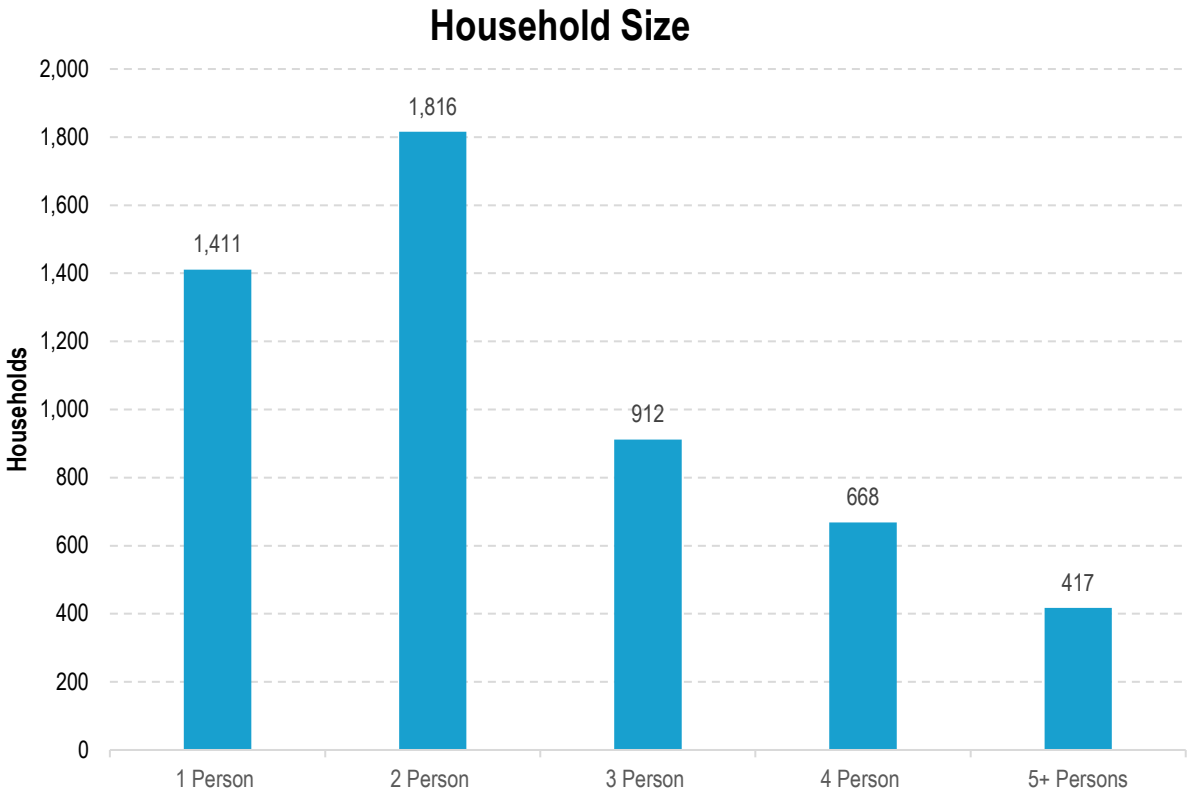


Figure 3.5 Household Size

Tenure

Housing tenure refers to whether a housing unit is owned or rented. Tenure influences residential mobility, as owner-occupied units generally experience lower turnover rates than rental units. In 2020, there were over 104,900 households in Marin County. Approximately 64 percent of households lived in owner-occupied units while the remaining 36 percent of households rented. Of San Anselmo's 5,224 households in 2020, 66 percent were owner occupied while 34 percent were renter occupied, similar to Marin County's housing tenure makeup.

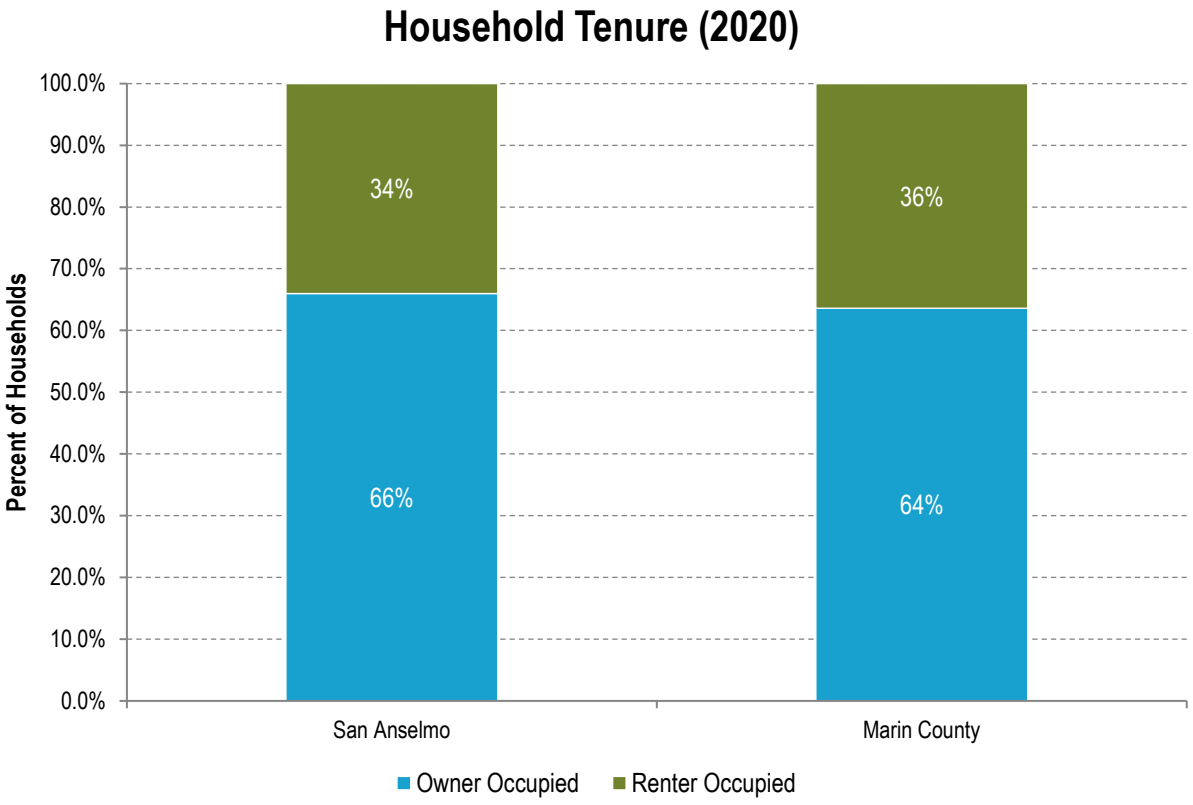


Figure 3.6 Household Tenure 2020

Housing Stock Characteristics

Figure 3.7 displays housing production in San Anselmo compared to neighboring cities and Marin County. Since 2010, San Anselmo's housing stock lost 20 units, while neighboring Larkspur gained 83 units and Corte Madera gained 148 units. Fairfax lost 115 housing units and Ross lost four units. Countywide, the housing stock increased less than one-half percent over the 10-year period.

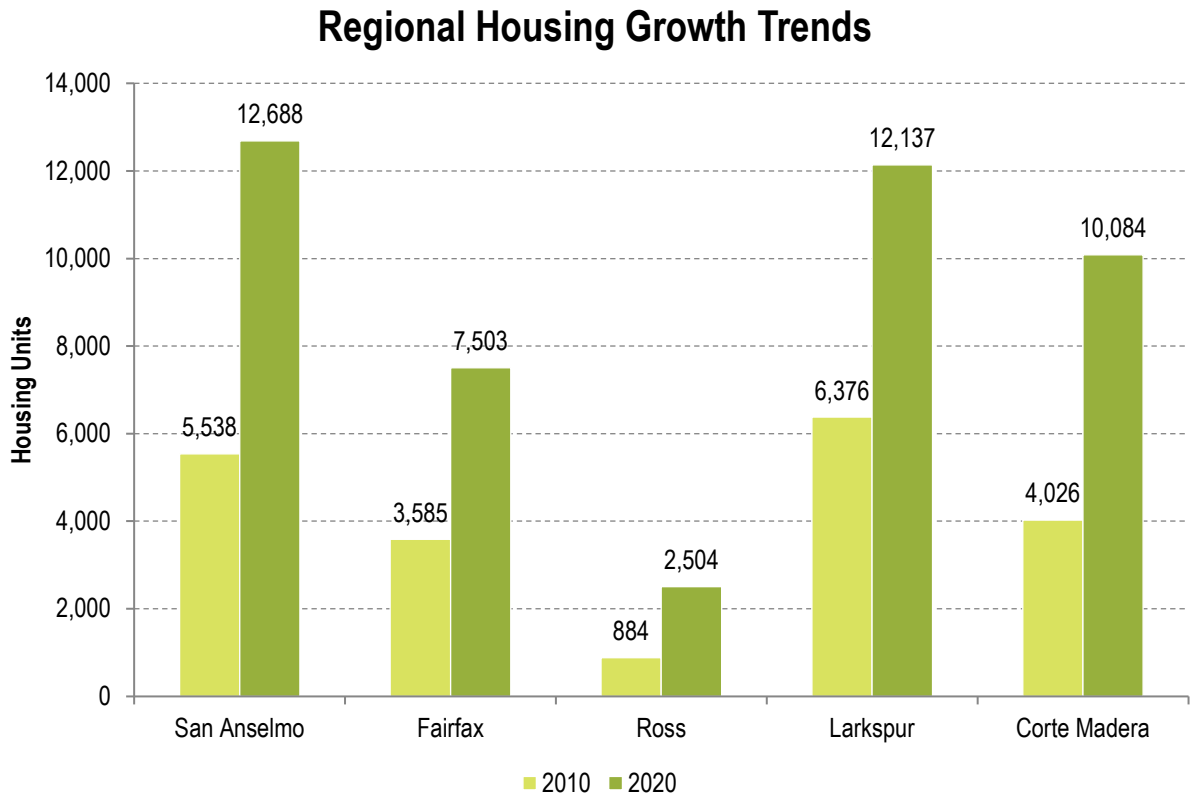


Figure 3.7 Regional Household Growth Trends

In Marin County, new housing construction continues to exacerbate the high proportion of detached, single-family housing. In 2020, 96 percent of construction permits issued countywide were for single-family units. As shown above, in 2020, 61 percent of existing residential buildings are single-family detached units in Marin County. In 2015 and 2017, 100 percent of construction permits issued were for single-family homes, making the 2020 figure of 96 percent the third highest in proportion of single-family unit construction permits issued in the last seven years, but the greatest number of permits in a year is consistently issued for the construction of this type of housing.

Although the demographic trends in San Anselmo indicate that future housing supply is needed to support smaller household sizes and an older population, the predominant housing type continues to be the single-family detached homes, which comprise 76 percent of the housing stock (Department of Finance, 2020). Single-family attached units and small, multifamily complexes (2 to 4 units) comprise 11 percent of San Anselmo's housing, and larger multifamily complexes (5+ units) comprise 12 percent. Countywide single-family detached units comprise 61 percent of the housing stock and multifamily units (2+ units) comprise 27 percent.

Table 3.8: Housing Type

	San Anselmo		Marin County	
Housing Type	Number	Percent	Number	Percent
Single-Family Detached	4,174	76%	68,012	61%
Single-Family Attached	266	5%	11,266	10%
Multifamily 2-4 Units	358	6%	8,349	7%
Multifamily 5+ Units	683	12%	21,957	20%
Mobile Homes	37	1%	1,980	2%
Occupied	5,225	95%	104,167	93%
Total	**5,518**	**100%**	**111564**	**100%**

In order to meet the needs of current and future residents, the Housing Element contains several programs aimed at facilitating the development of multifamily housing in the Town's commercial corridors, missing middle housing in predominantly single-family detached neighborhoods, and accessory dwelling units (ADUs) throughout the community.

Vacancy Rates

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and for-rent housing units are meeting the current demand for housing. A vacancy rate of five percent for renter-occupied housing and two percent for owner-occupied housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. A vacancy rate of less than five percent renter occupied households and less than 2 percent for owner occupied households may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding or over- payment. A low vacancy rate or a particularly 'tight' housing market may also lead to high competition for units, which increases rental and for-sale home prices.

In 2020, 6.6 percent of all housing units were vacant in Marin County (Department of Finance, 2020). San Anselmo had a total vacancy rate of 5.3 percent in 2020. In August 2022 Realtor.com listed 22 properties for sale, which represents 0.6 percent of the estimated owner-occupied housing stock. There were 21 properties listed for rent on Zillow.com, representing 0.8 percent of the estimated renter-occupied housing stock.

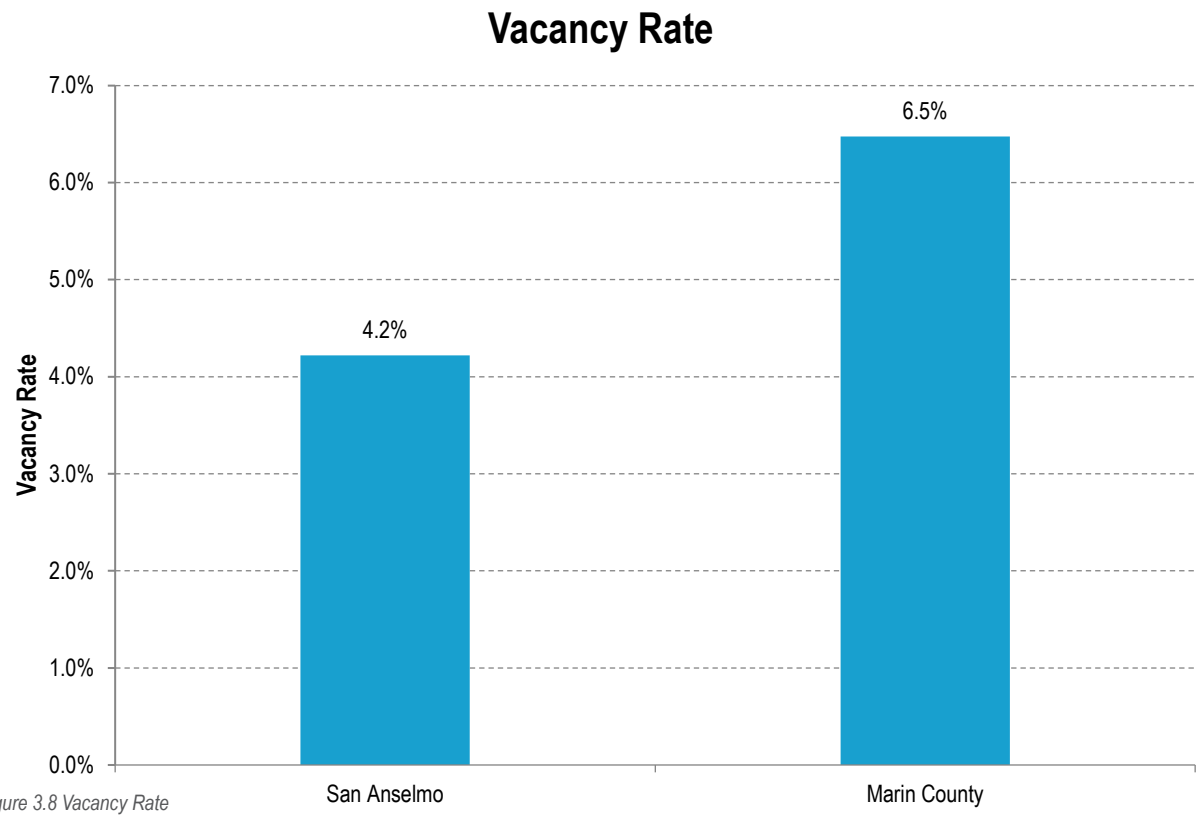


Figure 3.8 Vacancy Rate

Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years of age is likely to have rehabilitation needs that may include plumbing, roof, foundation work, and other repairs (HUD 2000). *Figure 3.9* displays the age of San Anselmo's occupied housing stock as of 2020. With 93 percent of San Anselmo's housing stock built prior to 1989, a large majority of the town's housing has reached the 30-year benchmark. The Town processes over a thousand permits annually to update many of the aging homes, which will continue to be done during the 2021-2029 planning period.

The Town of San Anselmo Planning Department performed a comprehensive survey of housing conditions in in the mid-1990's that rated housing con-

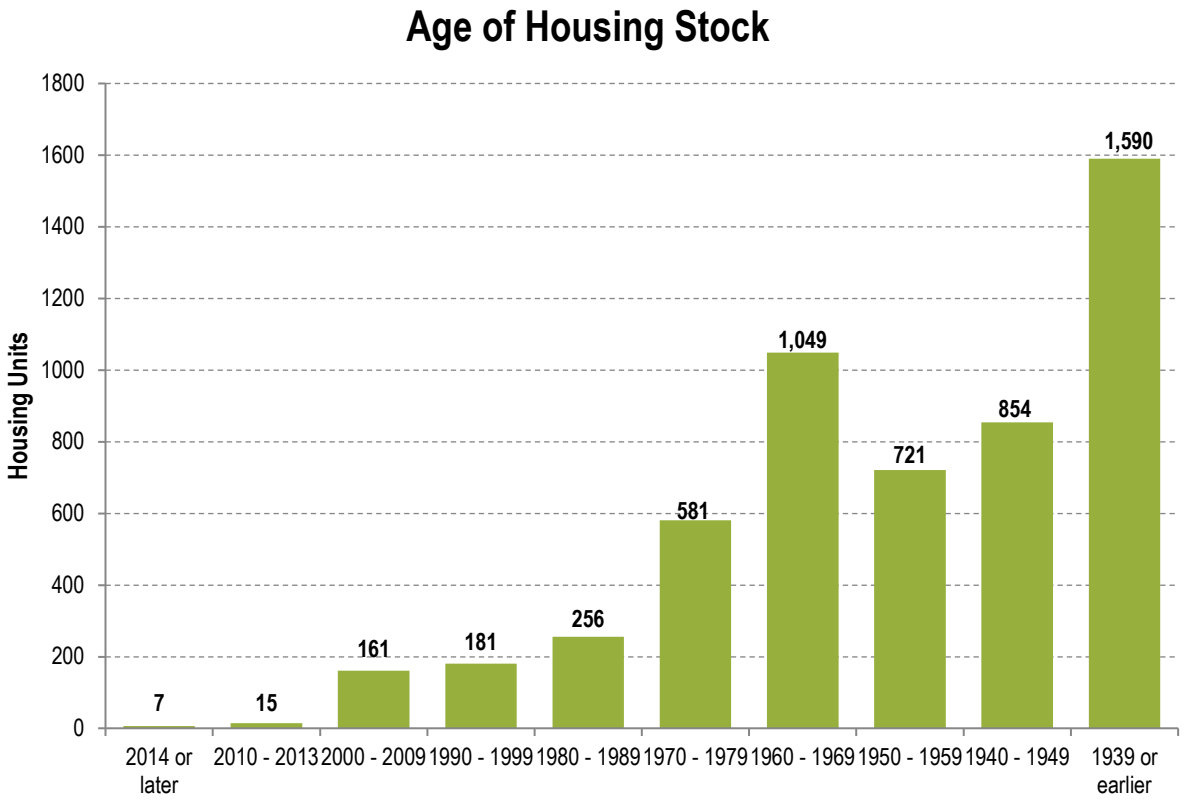


Figure 3.9 Age of Housing Stock

ditions on a scale from good to poor. The survey found that nearly all (99.1 percent) of San Anselmo homes are in good condition. A follow-up survey by staff in 2003 reconfirmed those results. A general review of neighborhoods in San Anselmo by Town Staff in 2014 also indicated that few houses are in need of repair, and the number of units in need of rehabilitation and/or replacement is estimated to be less than 30 units. In 2022, the San Anselmo Building Department received approximately 20 to 25 reports of substandard housing conditions related to illegal construction, rodents, mold, leaky roofs or windows, and substandard plumbing. Over half of the complaints received annually report illegal ADU construction (i.e., construction performed without appropriate permits). The Town has included several ADU-related programs and actions under Policy 6 in the Policies, Programs, and Actions section of this Housing Element to further streamline ADU permit approval and reduce barriers to legal ADU construction.

The Town continues to participate in the CDBG Rehabilitation Loan Program. Specific programs include single-family home repair loans, emergency repair and accessibility grants, exterior enhancement rebates, weatherization and home security grants for seniors, and a multifamily rehabilitation loan program. Town policies continue to support and expand these efforts.

Overcrowding

The U.S. Census Bureau considers a household overcrowded when there is more than one person per room (excluding bathrooms, hallways, and kitchens). A unit with more than 1.5 people per room is severely overcrowded. Overcrowding often increases health and safety concerns by inducing overuse and stress on housing infrastructure. *Figure 3.10* shows the incidence of overcrowding in San Anselmo as estimated by HUD's 2013-2017 Comprehensive Housing Affordability Strategy. Approximately 0.6 percent of owner-occupied units were overcrowded, and two percent of rental units were overcrowded. **This low percentage of overcrowded households suggests that the number of units available in the community are adequate to meet the housing needs of San Anselmo residents. In order to ensure that the Town is not responsible for barriers to housing creation that induce overcrowding, the programs and actions under Policy 3, Policy 5, and Policy 6 will minimize barriers to housing development.**

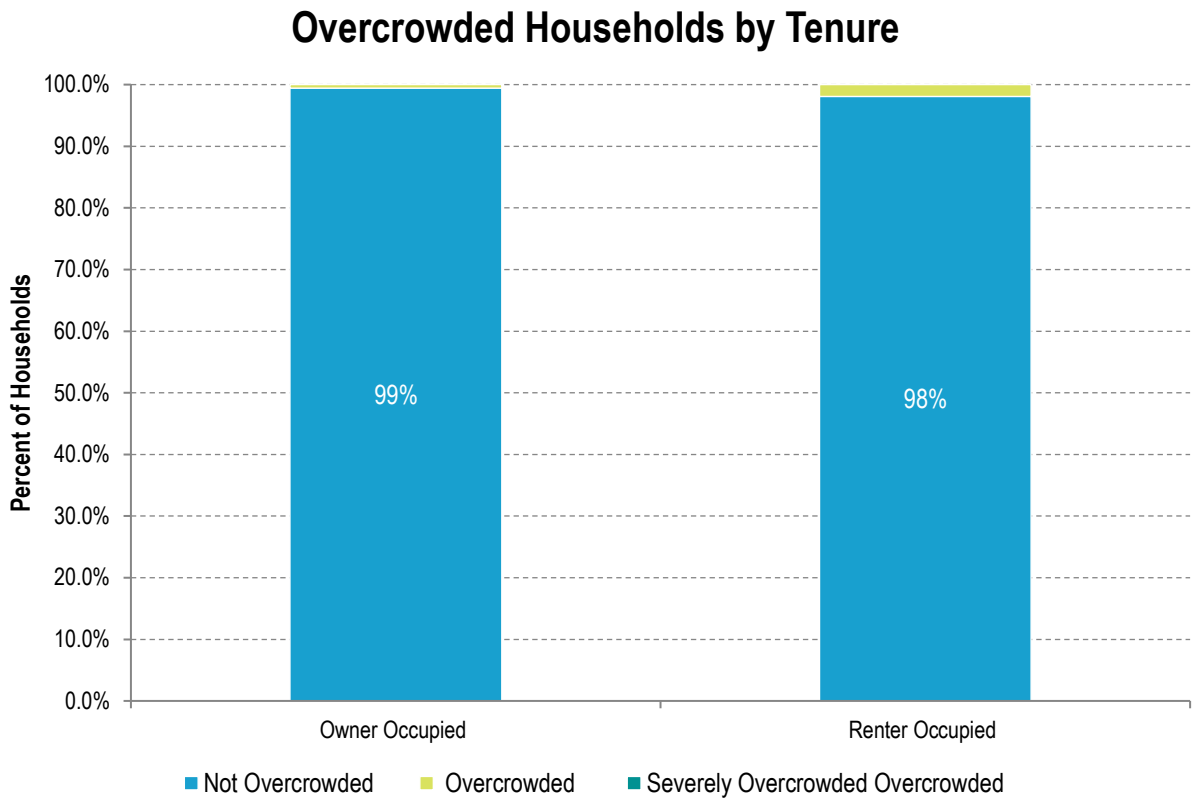


Figure 3.10 Overcrowded Households by Tenure

Household Income

Household income is one of the most important factors affecting housing opportunity because it determines a household's ability to balance housing costs with the other necessities. Higher-income households have more discretionary income to spend on housing, whereas lower-income households are limited to the types of housing that they can afford. Income as reported by the U.S. Census and the American Community Survey includes wage or salary income; self-employment income; interest, dividends, net rental income, royalty income and income from estates and trusts; social security income; supplemental security income and public assistance income; retirement, survivor, and disability income; and other income including unemployment compensation, alimony and child support. Income does not include capital gains, money from an inheritance or sale of a home, or money spent from savings accounts.

Between 2010 and 2020, the median household income in San Anselmo grew from $92,760 to $ 146,179 (adjusted to inflation), increasing by 37 percent. The median household income in San Anselmo is above Marin County's median income, which was $ 121,671 in 2020. *Figure 3.11* presents the distribution of household income in San Anselmo by income levels. Households earning above $100,000 comprise 66 percent of the households in San Anselmo. The proportion of lower-income households earning less than $50,000 per year in San Anselmo declined from 26 percent in 2010 to 17 percent in 2020.

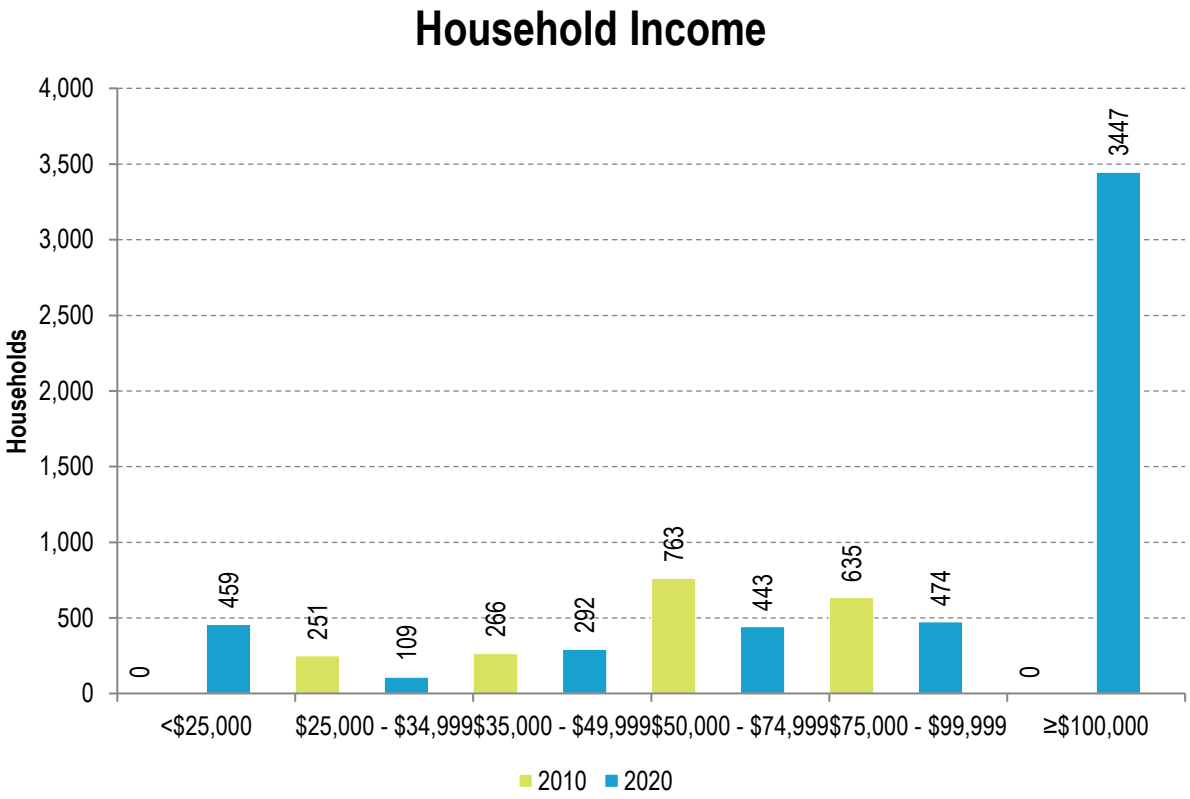


Figure 3.11 Household Income

Figure 3.12 shows the income level of San Anselmo residents by household tenure. According to HUD's 2013-2017 CHAS data, a significantly higher percentage of renter households (56 percent) were lower income, compared to residents that owned their homes (24 percent). However, because the majority of households in San Anselmo are homeowners, the actual number of lower income homeowners (955) is higher than the number of lower income renters (700).

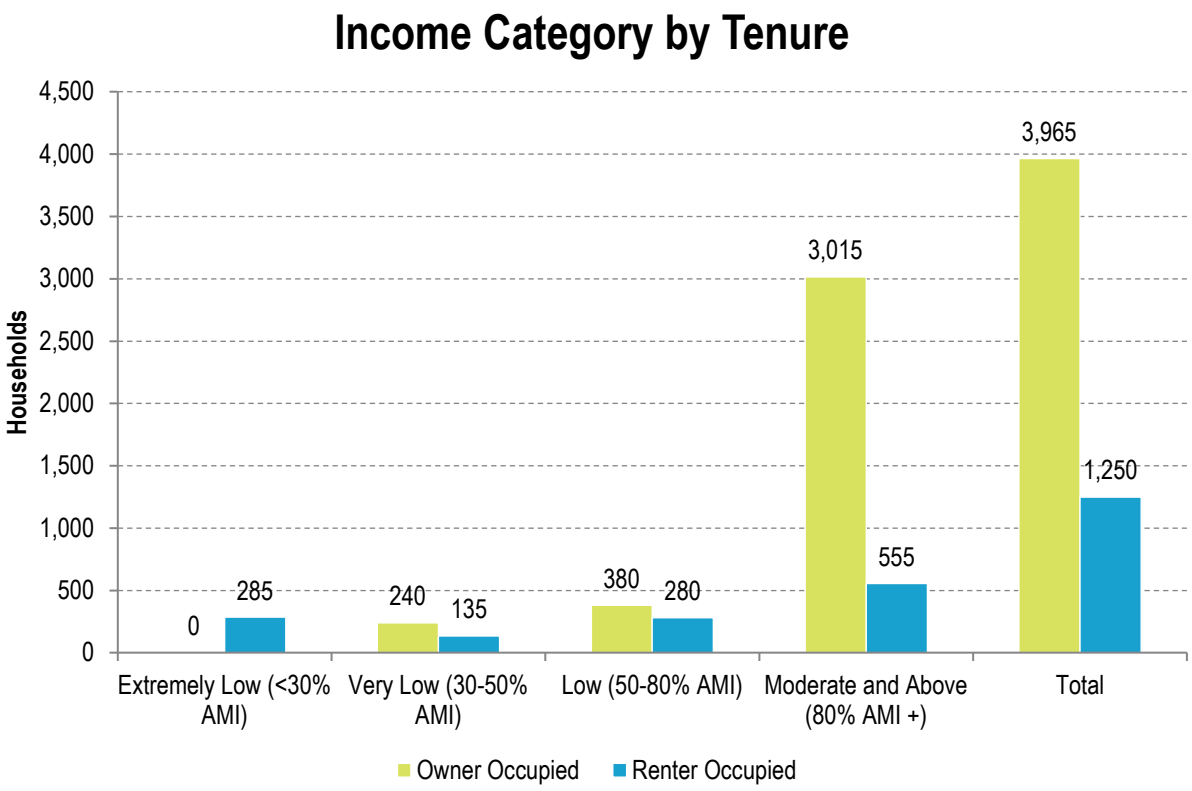


Figure 3.12 Household Income Category by Tenrue

Extremely low-income households earn annual incomes that are 30 percent or less of the area median income. In 2017, there were 335 extremely low-income owner households and 285 extremely low-income renter households in San Anselmo, making a total of 620 households (CHAS, 2017). In many cases, the most appropriate housing choice for extremely low-income households is rental housing because many individuals with extremely low-income will face difficulty in home maintenance and emergency repairs. Extremely low-income households typically need targeted programs to provide affordable housing solutions, including deep rent subsidies, housing with supportive services, single room occupancy units, and shared housing. The resources identified in Chapter 5, Housing Resources, outlines the services and support available to extremely low-income households in San Anselmo.

Housing Costs and Affordability

Housing affordability in San Anselmo can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. This information reveals which households can afford available housing in San Anselmo and indicates the households that would most likely experience housing cost burden. This section summarizes the cost and affordability of the housing stock in San Anselmo.

Rental Housing Market

According to the 2020 ACS, rental prices countywide increased by 32 percent between 2010 and 2020. In recent years, rents have increased relatively quickly, by about ten percent between 2018 and 2020. Since 2020, rent has increased by 43 percent, and the average rent for all available rental units on Zillow in San Anselmo was $3,591 as of August 2022. In Marin County, rental rates increased by 29 percent between 2010 and 2020. In recent years, rents increased by eight percent between 2018 and 2020. In August 2022, the average monthly rent in Marin County was $4,018.

Table 3.9 Rental Rates

Year	San Anselmo	Marin County
2010	$1,309	$1,446.00
2011	$1,402	$1,475.00
2012	$1,403	$1,491.00
2013	$1,463	$1,520.00
2014	$1,427	$1,561.00
2015	$1,494	$1,587.00
2016	$1,565	$1,686.00
2017	$1,649	$1,781.00
2018	$1,724	$1,881.00
2019	$1,820	$1,968.00
2020	$1,911	$2,047.00

Ownership Housing Market

Between 2010 and 2021, single-family home sales in San Anselmo ebbed to a low of 115 sales in 2011 and then rebounded, nearly reaching the high set in 2013. 10 condominiums and 280 single-family homes were sold in 2021.

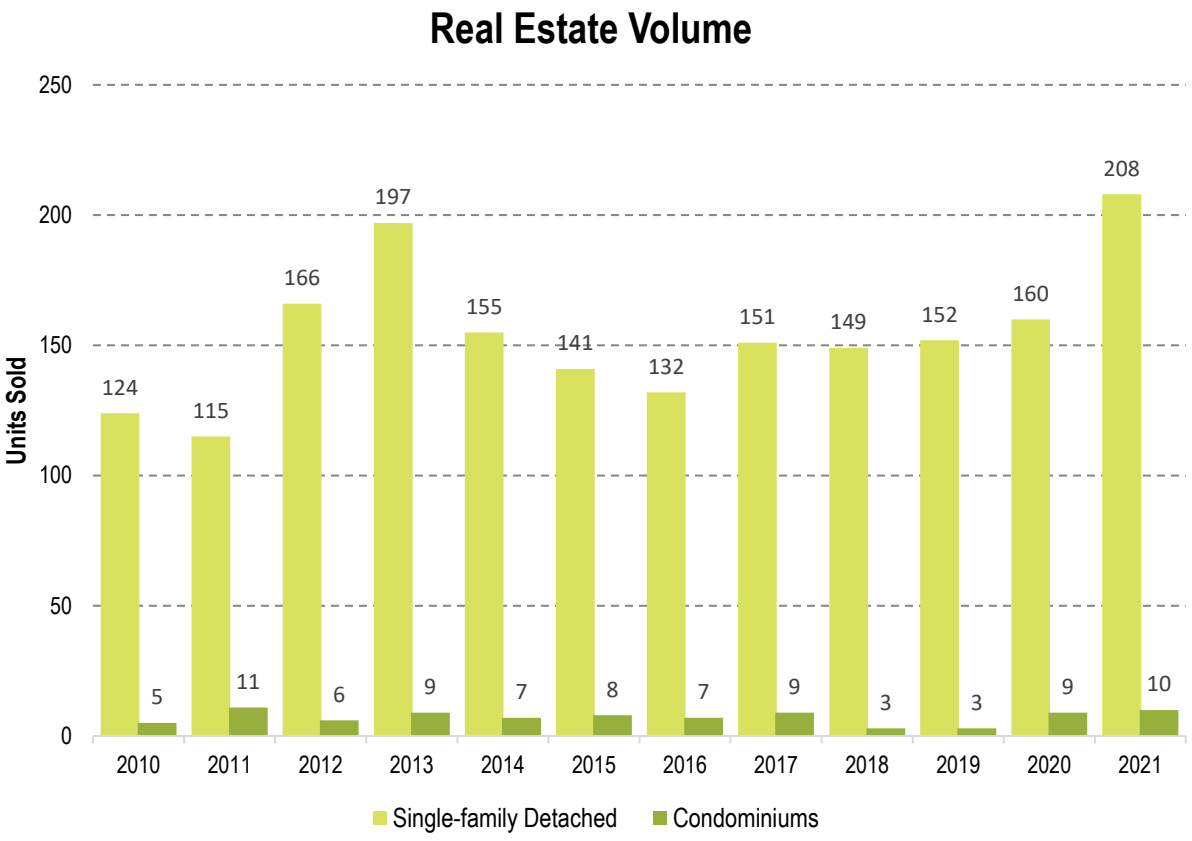


Figure 3.13 Real Estate Volumes

Median Sales Price

From 2010 through 2011, the median sales price for a single-family home in San Anselmo dropped to a low of $700,000, and then began to increase steadily through 2021, where the median sales price was $1,600,000. Condominium sales prices dropped to a low of $295,000 in 2011. Sales prices have ebbed and flowed since 2011 and peaked in 20202, where the median condominium sales price of $1,400,000. Condominium sales prices have since decreased in 2021 where the median sales price was $805,000.

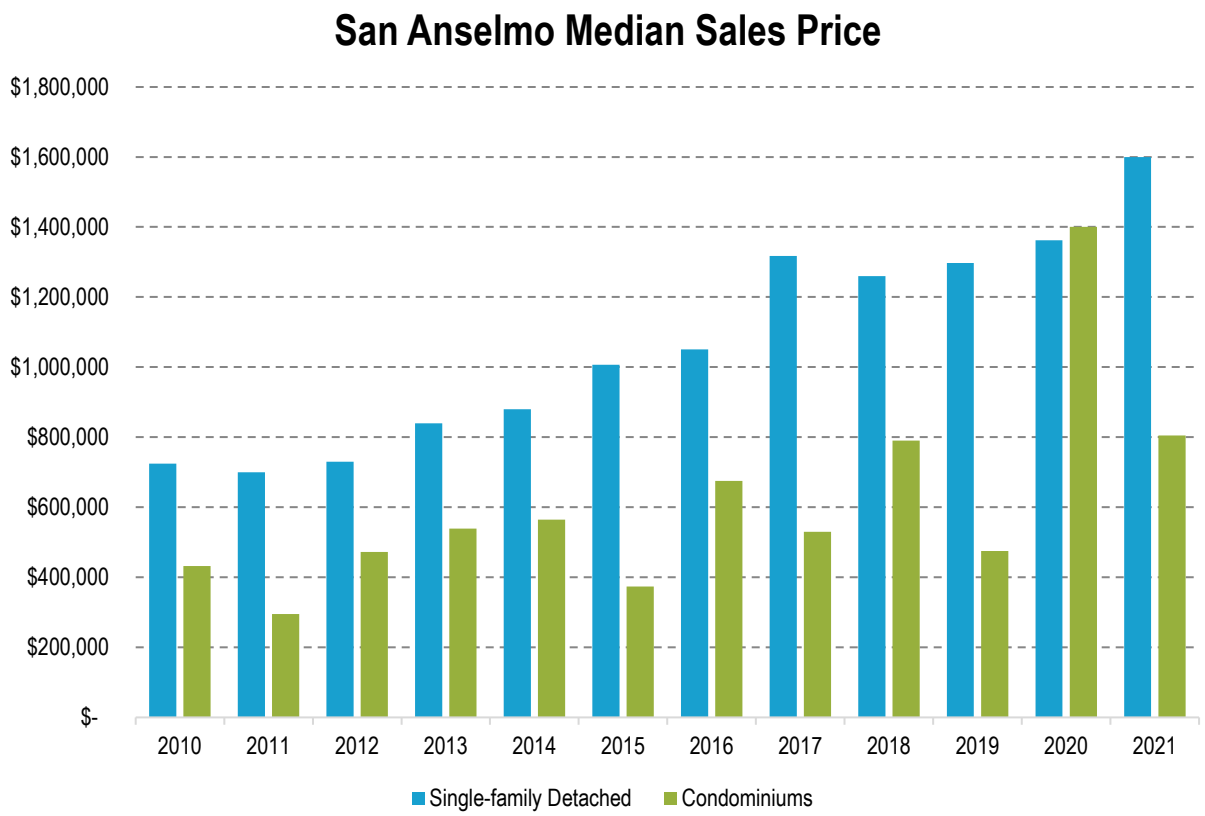


Figure 3.13 San Anselmo Median Sales Price

Tables 3.10 and *3.11* show how San Anselmo real estate sale prices compare to other Marin County communities over the past five years. In 2020, San Anselmo single-family home sale prices were six percent lower than the countywide median. San Anselmo condominium sales prices were 50 percent higher than the countywide median.

Table 3.10: Single-Family Median Sale Prices in Marin County, 2015-2020

Geography	2015	2016	2017	2018	2019	2020
Belvedere	$ 3,695,000	$ 3,175,000	$ 3,985,000	$ 3,250,000	$ 3,540,000	$ 4,500,000
Corte Madera	$ 1,275,500	$ 1,317,500	$ 1,446,000	$ 1,450,000	$ 1,527,557	$ 1,550,000
Fairfax	$ 810,000	$ 827,000	$ 880,000	$ 920,000	$ 901,000	$ 1,005,000
Larkspur	$ 1,622,500	$ 1,690,000	$ 1,800,000	$ 1,835,000	$ 1,878,000	$ 2,115,375
Mill Valley	$ 1,700,000	$ 1,700,000	$ 1,742,500	$ 1,812,425	$ 1,875,000	$ 2,143,750
Novato	$ 800,000	$ 850,000	$ 860,500	$ 945,000	$ 913,000	$ 980,000
Ross	$ 2,754,500	$ 2,812,500	$ 2,637,500	$ 2,530,000	$ 3,454,000	$ 3,605,000
San Anselmo	$ 1,007,000	$ 1,051,000	$ 1,190,000	$ 1,260,000	$ 1,297,000	$ 1,362,500
San Rafael	$ 949,000	$ 1,011,500	$ 1,100,000	$ 1,179,500	$ 1,190,000	$ 1,325,000
Sausalito	$ 2,000,000	$ 1,983,250	$ 1,805,500	$ 1,988,000	$ 1,923,750	$ 1,950,000
Tiburon	$ 2,381,250	$ 2,250,000	$ 2,700,000	$ 2,652,500	$ 2,687,500	$ 3,150,000
Unincorporated	$ 1,200,000	$ 1,240,000	$ 1,334,000	$ 1,405,000	$ 1,400,000	$ 1,600,000
Countywide	$ 1,100,000	$ 1,165,000	$ 1,235,000	$ 1,345,000	$ 1,300,000	$ 1,450,000

Table 3.11: Condominium Median Sale Prices in Marin County, 2015-2020

Geography	2015	2016	2017	2018	2019	2020
Belvedere	$ 1,016,000	$ 1,100,000	N/A	$ 1,680,000	N/A	N/A
Corte Madera	$ 745,000	$ 790,000	$ 800,000	$ 882,500	$ 930,000	$ 949,000
Fairfax	$ 494,500	$ 592,500	$ 590,000	$ 650,000	$ 643,545	$ 643,000
Larkspur	$ 605,000	$ 623,850	$ 685,500	$ 675,000	$ 743,000	$ 740,000
Mill Valley	$ 811,500	$ 765,000	$ 800,000	$ 763,500	$ 800,000	$ 950,000
Novato	$ 443,500	$ 505,000	$ 470,000	$ 515,000	$ 537,000	$ 541,750
Ross	N/A	N/A	N/A	N/A	N/A	N/A
San Anselmo	$ 373,625	$ 675,000	$ 530,000	$ 790,000	$ 475,000	$ 1,400,000
San Rafael	$ 532,000	$ 507,000	$ 519,512	$ 649,000	$ 600,000	$ 692,000
Sausalito	$ 807,500	$ 860,000	$ 765,000	$ 1,028,000	$ 855,000	$ 1,042,250
Tiburon	$ 935,500	$ 960,000	$ 1,373,750	$ 1,000,000	$ 1,352,500	$ 1,212,000
Unincorporated	$ 635,000	$ 721,500	$ 700,000	$ 780,000	$ 785,000	$ 858,000
Countywide	$ 580,000	$ 596,000	$ 542,250	$ 675,000	$ 660,000	$ 700,000

Housing Affordability

Income limits are developed by the California Department of Housing and Community Development (HCD) in order to calculate housing affordability. Income limits are expressed as a percentage of Area Median Income (AMI) and calculated by household size. *Table 3.12* lists the income levels by household size for Marin County as defined by HCD. The median income for a four-person household in Marin County is $166,000.

Table 3.12: 2022 Marin County Income Limits

Family Size	Acutely Low Income	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1	$17,450	$39,150	$65,250	$104,400	$116,200	$139,450
2	$19,900	$44,750	$74,600	$119,300	$132,800	$159,350
3	$22,400	$50,350	$83,900	$134,200	$149,400	$179,300
4	$24,900	$55,900	$93,200	$149,100	**$166,000**	$199,200
5	$26,900	$60,400	$100,700	$161,050	$179,300	$215,150
6	$28,900	$64,850	$108,150	$173,000	$192,550	$231,050
7	$30,900	$69,350	$115,600	$184,900	$205,850	$247,000
8	$32,850	$73,800	$123,050	$196,850	$219,100	$262,950

Renter Affordability

Table 3.13 compares the maximum affordable rent (i.e., 30 percent of household income) for the various income categories to median rental prices in Marin County. This analysis indicates that there are no market rate rentals in San Anselmo affordable to households that fall into the very low-income bracket or below. The San Anselmo rental market offers one- and two-bedroom units that low-income households can afford. However, a larger low-income household would not be able to find an affordable unit that meets their space needs. **The Housing Element includes Program 5.3 to encourage the construction of affordable and special needs housing by providing incentives.**

Table 3.13: Maximum Affordable Rents

Income Level	Studio (1 Person)	1 Bedroom (2 Persons)	2 Bedrooms (3 Persons)	3 Bedrooms (4 persons)
Acutely Low-Income	$ 436.25	$ 497.50	$ 560.00	$ 622.50
Extremely Low-Income	$ 978.75	$ 1,118.75	$ 1,258.75	$ 1,397.50
Very Low-Income	$ 1,631.25	$ 1,865.00	$ 2,097.50	$ 2,330.00
Low-Income	$ 2,610.0	$ 2,982.50	$ 3,355.0	$ 3,727.50
Median-Income	$ 2,905.0	$ 3,320.0	$ 3,735.0	$ 4,150.0
Moderate-Income	$ 3,486.25	$ 3,983.75	$ 4,482.50	$ 4,980.0

Homeowner Affordability

Table 3.14 below estimates the maximum affordable purchase price for moderate-income households in Marin County.

The median sales price for a San Anselmo condominium in 2020 was $1,400,000, which is not affordable to moderate-income households. This represents an affordability gap between the sales price and price affordable to moderate-income households of about $67,000 for a one-bedroom condominium and $14,000 for a two-bedroom condominium. As is true for many other Bay Area communities, home sales prices in San Anselmo are not affordable for moderate-income households.

The Homeowner Affordability Table is in progress and will be included in the revised draft HE.

Housing Cost Burden

Housing that accounts for 30 percent or less of household income is considered affordable. Households paying more than 30 percent of their income for housing are considered to be cost-burdened. For homeowners, housing costs include mortgage costs, taxes, utilities, and insurance. For rental housing, housing costs include rent and utilities.

The impact of high housing costs is most severe on households with less disposable income available such as extremely low, very low- and low-income households, especially renters. Higher income households may voluntarily choose to spend more than 30 percent of their income for housing, but lower income households may need to overpay due to the lack of housing affordable to their incomes.

Approximately 36 percent of San Anselmo households spend 30 percent or more of their household income on housing. As shown in *Figure 3.14,* the incidence of housing cost burden increases as the household's income falls. It is estimated that there are 955 lower income owner-occupied households and 700 lower income renter households that are housing cost burdened in San Anselmo, for a total of 1,655 households. Of the lower income owner-occupied households, about 41 percent, or 390 households, spend more than half of their income on housing, making them extremely cost burdened, while approximately 49 percent of the lower income renter households, or 340 households, spend more than half of their income on housing.

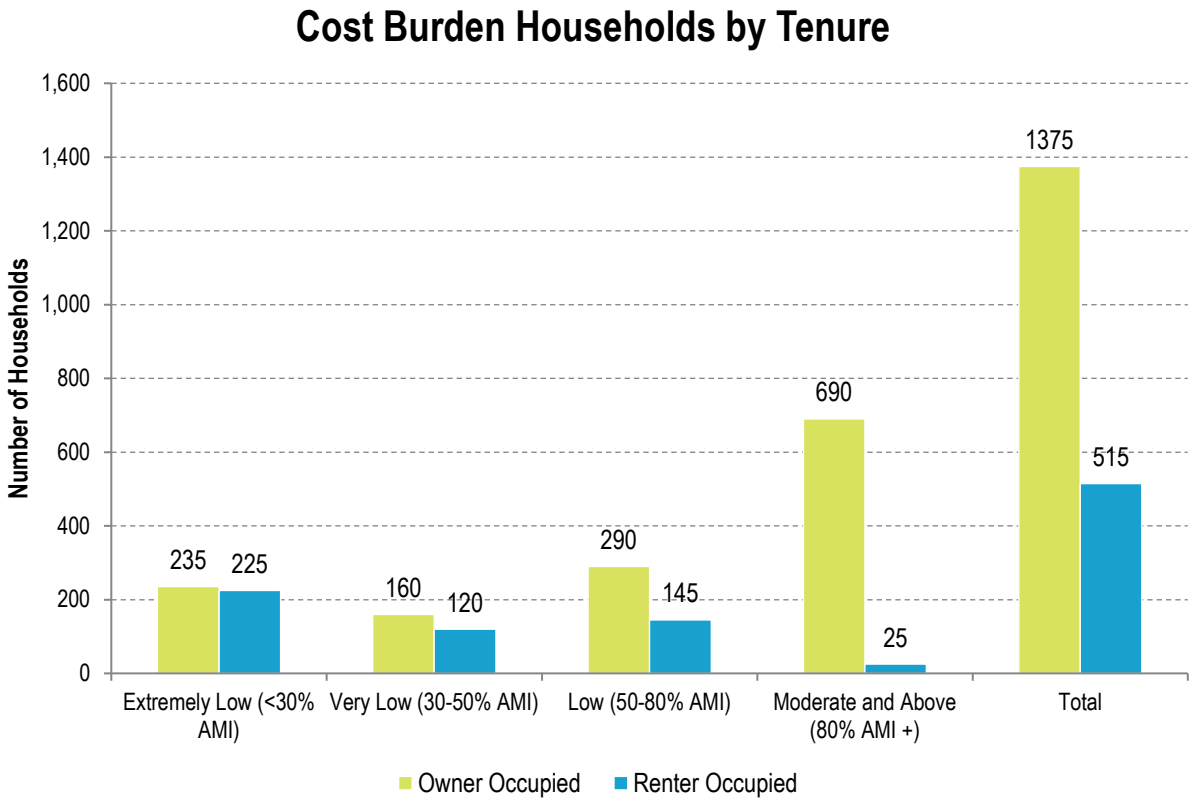


Figure 3.14 Cost Burdened Households by Tenure

Special Housing Needs

State law recognizes that certain subpopulations face significant challenges to find decent and affordable housing due to special circumstances including, but not limited to, economic status, age, disability, household size, and household type. Special needs populations in San Anselmo include large households, seniors, persons with disabilities (including those with developmental disabilities), female-headed households, farmworkers, and persons experiencing homelessness. *Table 3.15* summarizes the number of households with special housing needs in San Anselmo.

Table 3.15: San Anselmo Special Needs Populations

Special Needs Groups	Persons	Households	Percent
Seniors (65+)			
Total	**2,145**	**N/A**	**17%**
With a Disability	371	N/A	*17%*
Independent Living Disabilty	94	N/A	*25%*
Ambulatory Disability	165	N/A	*44%*
Self Care Disabilty	55	N/A	*15%*
Senior Households			
Total	**1,379**	**N/A**	**26%**
Renter	365	N/A	*26%*
Owner	1,014	N/A	*74%*
Seniors Living Alone			
Total	**N/A**	**240**	**8%**
Persons with Disability			
Total	**932**	**N/A**	**7%**
Persons without a disability			
Total	**11,654**	**N/A**	**93%**
Independent Living Disabilty	217	N/A	*23%*
Ambulatory Disability	294	N/A	*32%*
Cognitive Difficulty	395	N/A	*42%*
Self Care Disabilty	190	N/A	*20%*
Female-Headed Households			
Total	**N/A**	**416**	**8%**
Below the poverty line	N/A	32	*8%*
with related children under 18 years (total)	N/A	32	*8%*
Above the Poverty line	N/A	384	*92%*
with related children under 18 years (total)	N/A	287	*69%*
Large Households			
Total	**N/A**	**417**	**8%**
Renter	N/A	30	*7%*
Owner	N/A	387	*93%*
Farmworkers			
Total	**N/A**	**N/A**	**N/A**
Total Persons/Households			
Total	**12,586**	**5,224**	**100%**

Note: Individuals experiencing homelessness are considered a special needs group but are not counted in the American Community Survey (ACS) due to the fact that ACS data collection is residence-based.
Italicized numbers reflect the percentage within the special needs group, not the percentage of the total Town population or household.

Seniors

Approximately 17 percent of San Anselmo's population, or 2,145 residents, are 65 years or over. Approximately 26 percent of the town's households have a senior head-of-household, and the vast majority (74 percent) of these householders own their homes. Approximately 43 percent of San Anselmo's senior households qualify as lower income households (less than 80 percent AMI), and 299 seniors have incomes which fall below the level of poverty (less than 30 percent AMI).

Seniors often express concern for their ability to pay for necessities. The 2012-2016 Marin County Aging Area Plan found that 17 percent of senior homeowners in Marin County experienced difficulty paying for home repairs over the past year. Affording home repairs was most difficult for seniors who had been in their homes for more than 30 years. While most seniors prefer to stay in their homes, some may find that property maintenance costs make it difficult to age in place.

In Marin County, annual living costs are approximately $33,432 for a senior couple if they own their home without a mortgage (two percent higher than the statewide average) and $54,744 if they rent (33.7 percent higher than the state average)2. Annual social security payments average $20,204 per couple3, so some seniors without additional retirement income may need to move out of the county. In San Anselmo, approximately 545 lower-income senior households own their own home and 234 lower-income seniors rent. In 2017, approximately 28 percent of senior households were housing cost burdened. **The Town has included Program 7.2 in the Policies, Programs, and Actions section of this Housing Element which ensures that new multifamily housing is accessible to disabled persons, and action 7.2b to work with local non-profits to create a day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners.**

Disabilities and limited mobility can create additional special housing needs for seniors. Approximately 17 percent of senior residents in San Anselmo have some type of disability, which may limit their access to housing. An estimated 94 seniors have an independent living difficulty, 55 have a self- care difficulty, and 165 have an ambulatory difficulty. Housing with enhanced accessibility features can support independent living for seniors as they continue to age. The Town has adopted reasonable accommodation procedures to provide individuals with disabilities relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the Town that could inhibit their ability to make such improvements. **To ensure that the reasonable accommodation procedures do not pose any barriers, the Town has included Policy 9, Affirmatively Further Fair Housing, in the Policies, Programs, and Actions section of this Housing Element which includes Program 9.1 to eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation, and Action 9.1e which includes amending the Zoning Code to remove barriers for the approval of requests for reasonable accommodation.**

2 This information was based on a one-bedroom apartment, UCLA Center for Health Policy Research, The Elder Index 2019.
3 This data came from the Marin Transit Strategic Analysis and Recommendations 2016.

Persons Living with Disabilities

A disability is a long-lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons often have special housing needs in regard to location, transportation, and accessibility. Furthermore, people with disabilities may rely on fixed incomes, which further limits their ability to afford adequate housing.

In 2020, approximately 932 San Anselmo residents (seven percent) suffer from one or more disabilities. Approximately 42 percent of disabled residents have a cognitive difficulty, 32 percent have an ambulatory difficulty, 20 percent have a self-care difficulty, and 23 percent have an independent living difficulty4. Approximately 17 percent of seniors in San Anselmo suffer from some type of disability.

The living arrangements for persons with disabilities depend on the severity of the disability. Many people live independently at home with the help of family members. To maintain independent living long-term, disabled persons may require other types of assistance which may include special housing design features for the physically disabled, income support if they are unable to work, and in-home supportive services for persons with medical conditions.

Persons Living with Developmental Disabilities

Federal law defines developmental disability as a severe, chronic disability that:

- Is attributable to a mental or physical impairment or a combination of both.
- Is manifested before the individual is 22 years old.
- Is likely to continue indefinitely.
- Substantially limits functions to three or more of the following areas of major life activities: self-care, receptive and express language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency.
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, supports, or other assistance that is of lifelong or extended duration and is individually planned and coordinated, except that such term, when applied to infants and young children means individuals from birth to age 5, inclusive, who have substantial developmental delay or specific congenital or acquired conditions with a high probability of resulting in developmental disabilities if services are not provided

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where care is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are available. Since developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to the appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to over 360,000 persons with developmental disabilities through a statewide system of facilities. The Golden Gate Regional Center provides point of entry to services for people with developmental disabilities in Marin, San Francisco and San Mateo counties. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The DDS reports that there are 21 children under the age of 18 and 43 adults with developmental disabilities in the 94960-zip code, which includes San Anselmo and a portion of unincorporated Marin County.

There are several housing types appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, group homes, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. Home accessibility modifications, housing within close proximity to services and transit, and the availability of group living opportunities can all support people with developmental disabilities live comfortably. In order to incorporate 'barrier-free' design for all, he Housing Element includes Program 7.2 to ensure that new multifamily housing includes units that are accessible an adaptable for use by disabled persons in conformance with the California Building Code.

4 Categories are not mutually exclusive.

Large Households

Large households consist of five or more persons and are considered a special needs population due to the typically limited availability of affordable and adequately sized housing. In San Anselmo, large households comprise just eight percent of total households5. Of the Town's 417 large households, 30 households are renters. Households with five or six members typically require a home with three or more bedrooms. The American Community Survey estimates that San Anselmo contains 328 rental units and 2,714 owner units with three or more bedrooms. The limited supply of rental units with three or more bedrooms may cause large households to overpay on housing costs in order to live in a unit that meets their space needs.

Female-Headed Households

Female-headed households typically have special needs for affordable housing, accessible childcare and health care, among other supportive services. Female-headed households, especially those with young children, face additional challenges as the sole income earner, particularly if they must expend income on childcare or adequate housing.

In 2020, there were 416 female-headed households in San Anselmo, comprising eight percent of total households. Of these female-headed households, 77 percent had children (319 households). Approximately 32 female-headed households in San Anselmo (comprising about one percent of all households and eight percent of all female-headed households) have incomes below the poverty line6. Those households with children may need assistance with housing subsidies, as well as accessible and affordable day care.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. In many parts of Marin County, agriculture production is an important contribution to local economies. However, the Town of San Anselmo has no agricultural zone or uses. While 30 residents are employed in the agriculture and natural resources industry, all employed residents hold managerial, sales, or office positions. There is no documented need for farmworker housing in San Anselmo. **Regardless, the Town will update the Zoning Code, as needed, to comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8 (Action 5.8c).**

5 American Community Survey, 2020.
6 American Community Survey, 2020.

People Experiencing Homelessness

In June 2019, numerous stakeholders across the county, including the Marin Continuum of Care (CoC), referred to as the Homeless Policy Steering Committee (HPSC) during the planning process, participated in the visioning and drafting of the *A Response to Homelessness in Marin County: Assessing the Need and Taking Action Plan.* The plan analyzes trends regarding the population of people experiencing homelessness in Marin County, uncovers gaps in Countywide resources for the homeless population, and offers solutions to respond to homelessness. Its four goals are: end chronic and veteran homelessness in Marin County by 2022, create additional permanent housing opportunities to address needs of the most vulnerable, maintain and enhance fidelity to the principles of housing first and improve, and expand data sharing capacity to provide comprehensive, coordinated care to persons experiencing homelessness. These goals established a strategic direction for the provision of homeless services and represented a broad, creative effort addressing homelessness and homelessness prevention.

While the Marin CoC serves a crucial role in the coordination and provision of services and housing in the county, the Marin County Department of Health and Human Services oversees the annual CoC application to receive funding from HUD for homeless services to conduct an annual point-in-time count of people experiencing homelessness.

The Marin County 2022 Point-in-Time Homelessness Count (PIT) estimates the daily average number of people experiencing homelessness in the county . The 2022 PIT was conducted by the Marin County CoC in conjunction with Applied Survey Research, a social research firm, on the night of February 17, 2022. The 2022 PIT counted persons experiencing homelessness who are unsheltered (those living on the streets) and those who were sheltered (living in emergency shelters and transitional housing and other housing). The count identified 1,121 people experiencing homelessness in the county, 830 of whom met the HUD definition of unsheltered and in immediate need of housing. The total number of persons experiencing homelessness accounted for less than one percent of the county's total population. In 2020, 161,548 people in California were experiencing homelessness, which was less than one percent of the total population. In addition to the HUD-defined sheltered and unsheltered categories, Marin Health and Human Services identifies people experiencing homelessness in other settings not recognized by HUD, such as motels, jail, hospitals, and temporary residence with friends or family.

Table 3.16: Marin County 2022 Point in Time Homeless Count

Unsheltered Homeless Individuals	830
Sheltered Homeless Individuals	291
Total Individuals Experiencing Homelessness	**1,121**

The one-day count does not include a breakdown of unsheltered people experiencing homelessness by jurisdiction, so it has become countywide practice to calculate the number of unsheltered people experiencing homelessness by jurisdiction proportional to each jurisdiction's share of the county-wide population. A homeless survey was not done in San Anselmo specifically, and there is not a known homeless contingency in San Anselmo due to the town's limited transit routes and isolation from social service agencies that provide aid to people experiencing homelessness. In order to identify the need for homeless services in the community, each Marin County jurisdictions agreed to plan for their per-capita share of the county-wide population of people experiencing homelessness, as determined by the PIT count. Based on San Anselmo's population, the Town needs to plan for 54 unsheltered people experiencing homelessness. **To address the needs of this population, the Town has included Program 7.4 and Program 7.5 in the Policies, Programs, and Actions section of this Housing Element.**

SB 2 requires that the Housing Element include an inventory of the homeless housing resources available within the community, including emergency shelters, transitional housing and supportive housing. There are currently no supportive housing beds in San Anselmo. In the past, congregations throughout Marin County, including churches in San Anselmo, participated in a rotational, winter emergency shelter program, known as the Rotating Emergency Shelter Team (REST). REST provided temporary housing during winter months to individuals experiencing homelessness. Funding for that program was re-allocated to housing-first strategies. Marin County, in partnership with local jurisdictions and non-profits, launched the Coordinated Entry system, where participants are connected to available housing and homeless services based on their needs. In addition, Homeward Bound of Marin, a local nonprofit, provides emergency shelters, supportive housing, and mental health services in Marin County. Other resources that serve the homeless in Marin County are noted in *Table 3.17.*

Assisted Rental Housing "At Risk" of Conversion

Government Code Section 65583 requires each city and county to conduct an analysis and identify programs for preserving assisted housing developments. The analysis is required to identify any low-income units which are at risk of losing subsidies over the next 10 years (2023-2033). The termination of federal mortgage and rent subsidies to housing developments built by the private sector is a potential threat to affordable housing throughout the country. Communities with low-income housing supported by federally subsidies are required to address the needs of residents who may become displaced.

In 1989, a 22-unit condominium project (Sohner Court) was approved and built. Two of the 22 units were required to be sold as below market rate units. These units were placed under a 30-year agreement, with another 30-year roll over option, administered by the Marin Housing Authority. In 1994, the North Bay Rehabilitation project received approval to construct 14 units in San Anselmo. Thirteen of the units housed very low-income developmentally disabled persons and a moderate-income unit was provided for the project manager. Funding sources included a Section 811 Capital Grant from HUD for the developmentally disabled, CDBG, HOME funds administered through CDBG, and private matching funds. Because of HUD requirements, the project must be used for people with developmental disabilities for 40 years. Upon approval of this project by the Town, the Town Council imposed a condition to ensure continued use for the developmentally disabled even after the 40 years has elapsed.

Other developments, such as Isabel Cook, Tam House I, and Tam House II have controls through ownership. There are no affordable units that are at risk of conversion to market rate housing in San Anselmo in the next ten years. There are however, 13 units in the Oak Hill Apartment complex that are at risk for conversion in 2037. Since the units are designated under the Section 811/PRAC program through HUD to serve developmentally disabled residents they are deemed at low risk for conversion.

4

HOUSING CONSTRAINTS

Housing Constraints

Non-Governmental Housing Constraints

State law requires that the Housing Element include a discussion of the factors that present barriers to the production of housing, including government actions and market forces (non-governmental constraints). Identification of these constraints helps the Town to create policies, programs, and actions that address these concerns and reduce impediments to housing production.

Cost of Land

Many factors determine the price of land in San Anselmo, including allowable density, housing type, the availability of public services and utilities, and the quality of nearby existing development. Two major factors contribute to the high land costs in Marin County specifically: (1) Marin County is considered a desirable place to live and, (2) available land is in short supply, especially for larger sites. According to Zillow, there was one single-family lot for sale in San Anselmo according to a search completed in October 2022. The vacant lot, approximately 0.22 acres in area, was priced at $399,000 ($1,813,636 per acre). The price per acre is comparable to vacant lots for sale in other Marin County communities. San Rafael had two vacant lots for sale in October 2022, both zoned as single-family residential. One lot was 0.75 acres and priced at $699,000 ($932,000 per acre) and the other was 0.22 acres and priced at $350,000 ($1,590,909 per acre). There was only one vacant lot for sale in Larkspur zoned as low-density residential. The property was 2.9 acres and priced at $765,000 ($263,793 per acre). In Tiburon, there were two vacant lots for sale, both zoned as residential open. One lot was 0.26 acres and priced at $650,000 ($2,500,000 per acre) and the other was 3.32 acres and priced at $1,390,000 ($418,674 per acre). In Belvedere, there were two vacant lots for sale, both zoned as single-family residential. One lot was 0.21 acres and priced at $4,995,000 ($23,785,714 per acre) and the other was 0.62 acres and priced at $7,700,000 ($12,419,355 per acre).

Generally, land zoned for multifamily and mixed-use developments in Marin County is comparable in price to property zoned for single-family. However, the land cost per-unit in a multi-family development is less than the land cost per unit for single-family due to economies of scale resulting from the parcel costs split across many units. A recent multifamily project at 1 Lincoln Road in San Anselmo was approved on a 0.62-acre vacant parcel for $840,759 ($1,356,063 per acre), and another multifamily project at 600 Red Hill Avenue was approved on a 1.61-acre parcel that was purchased for $780,912 ($485,039 per acre). Based on a recent multifamily project in nearby Corte Madera, the estimated value of land zoned for multifamily housing was $3,300,000 per acre.

Construction Costs

Multifamily Developments

Construction costs include hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees, and insurance. According to local developers, hard construction costs (including site improvements) for a typical two- or three-story multifamily development average approximately $200 per square foot in Marin County. A 25-unit development with a gross building area of 21,000 square feet would have hard construction costs of approximately $4.2 million, or about $168,000 per unit. Soft costs typically add 45 to 50 percent to this base cost, yielding a pe- unit total construction cost of approximately $252,000. Projects receiving public subsidies, such as affordable housing developments, often must pay prevailing wages. This requirement can add 10 to 15 percent onto the hard costs of construction.

Single-Family Homes

According to local contractors and realtors, hard costs for single-family homes in Marin County vary between $200 and $250 per square foot for average construction but may exceed $500 per square foot for a high-end, custom-built single-family house. Soft costs typically increase these estimates by 35 to 40 percent. Construction costs can be higher if lots require substantial site work due to steep slopes, unstable soils, waterways, and other environmental concerns, which are factors impacting many San Anselmo neighborhoods.

Financing

Over the past year, mortgage rates for conventional 30-year fixed rate loans have increased substantially from less than three percent to more than seven percent. These conforming loans, which are backed by the federal government through the Federal Housing Administration and the Government Sponsored Entities of Fannie Mae and Freddie Mac, are generally available to home buyers with good credit histories and adequate down payments. Interest rates on non-conforming loans (also known as "jumbo" loans) for loan amounts over $625,500 (in Marin County) are about one-quarter percentage point higher than conforming loan rates and are more difficult to secure. Tighter lending standards have made it harder to get a home loan, especially for those with poor credit scores, and it is rare for a borrower with undocumented income to obtain a home loan.

Small changes in the interest rate for home purchases significantly affect affordability. A 30-year home loan for $500,000 at three percent interest has monthly payments of roughly $2,108. The same loan at seven percent interest has monthly payments of approximately $3,326.

Affordable housing developments face additional constraints in financing. Though public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments have higher per-unit costs by nature. As a result, higher per-unit development costs result in a sales price above the affordability levels set by many programs. Additionally, smaller projects often require significant developer time and resources. Since smaller development budgets are more limited and fees are based on a percentage of total costs, the projects are often not feasible1.

Rental developments tend to be easier to finance than for-sale developments, as there are more sources of funding available. However, cuts in public spending statewide have put pressure on these sources. For example, tax credits used to be a valuable source of revenue for low-income housing developers but recently, programs have been cut and the tax credit resale market has softened (EAH).

Community Resistance to New Housing

Community resistance to new development is another common constraint to housing production in Marin County. Several concerns are often expressed at meetings, including 1) new developments will cause increased traffic, 2) additional housing or density will adversely affect the community character, 3) affordable housing will impact property values, and 4) valuable open space will be lost. Regardless of the factual basis of the concern, vociferous opposition can slow or stop development.

Additionally, community resistance conflicts with community support to provide certain groups (such as nurses, teachers, or law enforcement) with preferential access to local affordable housing. In many cases, it is not possible to target housing to select groups. These concerns are often expressed during project review processes and can present significant political barriers to development. **To address community resistance, the Housing Element includes Program 2.2 to encourage public engagement and facilitate building support for development.**

Potential opposition to affordable housing exists in many communities throughout the Bay Area. In order to minimize community opposition and encourage the creation of new housing, it is important to identify sites for special needs and affordable housing that fit with community character and result in minimal impacts to existing conditions. Design plays a critical role in creating new developments that blend into the existing neighborhood, especially in higher density developments that might otherwise starkly contrast with the existing community character. Quality design can help ensure that high density developments are not bulky or out-of-scale. Using context-sensitive design, a building's perceived bulk can be significantly reduced to create a development that blends with the existing character of the neighborhood. **To clearly communicate Town design expectations to the development community, to streamline the development approval process, and to reduce costs, the Housing Element includes Action 3.2a related to the adoption of objective development design standards, Action 3.1c for the adoption of pre-approved missing middle housing plan, and Program 6.1 related to the adoption of pre-approved ADU plans.**

1 Source: Marin Environmental Housing Collaborative.

Working with Non-Profit Housing Developers

The key to the success of non-profit developers lies in three areas: (1) their ability to draw upon an array of funding sources and mechanisms to make their developments financially feasible; (2) their commitment to working cooperatively and constructively with the local community; and (3) their long-term commitment to ensuring excellence in design, construction, and management of the development, creating an asset that is valued by the development residents and their neighbors**. To ensure the Town's commitment to taking a proactive leadership role in working with community groups, other jurisdictions and public agencies, non-profit housing sponsors, and the building and real estate industry, the Housing Element includes Program 1.1 and the corresponding Actions 1.1a-1.1c.**

Governmental Housing Constraints

As with other jurisdictions, the Town's development standards and requirements are intended to protect the long-term health, safety, and welfare of the community. The Town charges fees and has several procedures and regulations that developers are required to follow. There are many locally-imposed land use and building requirements that can affect the type, appearance, and cost of housing built in San Anselmo.

These local requirements include zoning standards, development fees, parking requirements, subdivision design standards, and design review. Other building and design requirements imposed by the Town enforce State law, the Uniform Building Code, the Subdivision Map Act, and energy conservation requirements.

Land Use Regulations

San Anselmo's land use regulations, including the subdivision ordinance and zoning ordinance are located in Chapters 2 and 3 of the Municipal Code. Current zoning standards are shown in *Table 4.1* and *Table 4.2* on the following pages.

Lot Coverage, floor area ratio, buildings height and allowable density all play an important role in enabling housing development.

Lot Coverage is the amount of lot surface area that can be developed on. Lot coverage can be an impediment to housing if the allowable surface available to develop on makes it infeasible to build higher density housing, however lot coverage also coincides with building height, floor area ratio, and allowable density. In San Anselmo, lot coverage for high and medium density housing is not an impediment to housing because the allowable densities can be optimized under the current standards.

Floor area ratio (FAR) is the ratio of the total lot area to the total area yielded from each floor of the building developed. Floor area ratio can be an impediment to housing as it can limit the size of the building relative to the lot, minimizing unit potential. In San Anselmo, FAR is not an impediment to housing as it is not applied to high and medium density housing.

Building height is the maximum vertical distance of a structure's elevation from finish grade to the highest point. Building height can be an impediment to fair housing as it can limit the number of stories a structure can use to optimize its allowable density. If there are limitations to lot coverage and setbacks, restricting building heights may not be able to maximize the zones maximum floor area ratio . In San Anselmo, building heights for high and medium density housing are not an impediment to housing because the allowable densities can be optimized under the current standards.

Allowable density is the number of dwelling units that can be constructed on a lot. Allowable density can be an impediment to housing as it can significantly impact the number of units being constructed. While allowable densities for high and medium density housing are not an impediment to housing as a standard, the lack of land zoned for high and medium density is. This results in most of the land zoned as single-family residential, yielding a maximum of one unit for very low and conservation single-family, and six units for single-family residential.

Table 4.2: Commercial Development Standards					
Zone	P	C-1	C-2	C-L	C-3
Classification	Professional	Neighborhood Commercial	Downtown Commercial	Limited Commercial District	Commercial District
Minimum Lot Area (Sq. Ft.)	5,000	N/A	N/A	N/A	N/A
Minimum Lot Width (Feet)	45	N/A	N/A	N/A	N/A
Maximum Density Units/Acre)	20	20	20	20	20
Maximum Lot Coverage	50%	N/A	N/A	N/A	N/A
Minimum Front Set-back (Feet)	20	0	0	0	0
Minimum Side Setback (Feet)[2]	0/0/5/5/0	0/8/0/0	N/A	N/A	N/A
Minimum Rear Setback (Feet)	20	N/A	N/A	N/A	N/A
Maximum Floor Area Ratio (FAR)	N/A	0.65	2	1	1
Building Height (Feet)	30	30	30	30	30

2 The different values in the building height represent the maximum building height outside primary and secondary ridge zone for different scenarios above average grade. The different values in the minimum side setback row represent minimum interior side and minimum street side for residential developments, and minimum in- terior side, minimum street side, minimum adjacent to "R" districts, minimum adjacent to "P" districts and minimum adjacent to "C" districts commercial developments.

Table 4.1: Residential Development Standards					
Zone	**R-1-H**	**R-1-C**	**R-1**	**R-2**	**R-3**
Classification	Very Low Density Residential	Single-Family Residential-Conservation	Single-Family Residential	Medium Density Residential	High Density Residential
Minimum Lot Area (Sq. Ft.)	43,560	43,560	7,500	7,500	7,500
Minimum Lot Width (Feet)	60	60	60	60	75
Maximum Density Units/Acre)	1	1	6	12	20
Maximum Lot Coverage	N/A	N/A	35%	35%	50%
Minimum Front Set-back (Feet)	20	20	20	20	20
Minimum Side Setback (Feet)	8/12	8/12	8/12	8/12	8/12
Minimum Rear Setback (Feet)	20	20	20	20	20
Maximum Floor Area Ratio (FAR)	See Note	See Note	See Note	N/A	N/A
Building Height (Feet)	30/35/18	30/35/18	30/35/18	30/35	30/35

Note: Residential properties located above 150' Mean Sea Level have variable standards for maximum dwelling size (adjusted FAR) based on lot size. Residential properties on slopes above 15 percent are subject to the Town's slope density/lot area requirements.

Below is a description of residential designations.

1. **R-1-H Very Low Density Residential District.** This District is displayed on the General Plan Land Use Map as "Very Low Density Residential," which allows a maximum density of one residential unit for each gross acre of land. This District is generally applied to the primary ridges and ridge zone land areas of the Town as identified by the General Plan Land Use and Open Space Elements. The purpose of this District is to preserve and maintain the natural landforms and vegetation of the Town's primary ridges and ridge zone areas by limiting development as defined by the Town's General Plan, to further the Town's open space objectives as described in the General Plan, and to recognize and work in concert with the environmental opportunities and constraints of these unique and sensitive areas.
2. **R-1-C Single-Family Residential-Conservation District.** This District is displayed on the General Plan Land Use Map as "Low Density Residential Conservation," which allows a maximum density of one residential unit for each gross acre of land. This District is generally applied to those developed and undeveloped lots ranging from one to two acres in size and located at or above one hundred fifty (150) feet above Mean Sea Level (see map under Available Land inventory) and excepting those areas designated as "Very Low Density Residential" by the General Plan Land Use Element. The purpose of this District is to (1) require design review for most exterior improvements; (2) limit the over- all density within the district to a maximum of one (1) residential dwelling unit per acre of land; and (3) maintain and enhance the natural land forms and vegetation of the Town's secondary ridgelines and hillside areas by limiting development density and through the careful review of architectural design and site development characteristics for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development.
3. **R-1 Single-Family Residential District.** This District is displayed on the General Plan Land Use Map as "Single-Family Residential," which allows a density range of between one and six residential units for each acre of land. The minimum lot area for R-1 lots is also regulated by the Town's Slope Density regulations. This District is generally applied to established residential neighborhoods characterized by single-family detached residential units on conventional lots. The majority of the land area in this District has previously been developed. Additionally, this District is applied to lots located at or above one hundred fifty (150) feet above Mean Sea Level which are further regulated through the requirement for the careful review of architectural design and site development characteristics for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development.
4. **R-2 Medium Density Residential District.** This District is displayed on the General Plan Land Use Map as "Medium Density Residential," which allows a density range of between six and twelve residential units for each acre of land. This District is generally applied to lands adjacent to Sir Francis Drake Boulevard and to land areas abutting or facing commercial land uses. Lots within the District would be developed with either duplex or triplex style development, although single-family detached residential units will also be permitted.
5. **R-3 High Density Residential District.** This District is displayed on the General Plan Land Use Map as "High Density Residential," which allows a density range of between thirteen and twenty residential units for each acre of land. This District is generally applied to lands near commercial areas. Lots within the District would be developed with either apartment or condominium style development which reflects a compatibility with the Town's predominantly residential character.
6. **C-2 Downtown Commercial District.** This District is displayed on the General Plan Land Use Map as "Central Commercial," which allows a maximum Floor Area Ratio of 2.0. This District is generally applied to existing commercial areas along San Anselmo Avenue and Sir Francis Drake Boulevard between The Hub and Ross Avenue. The purpose of this District is to identify those areas which form the Town's central business district. The primary uses expected are businesses referred to as "primary attractors," which are those which draw the majority of their customers from outside the community. The second type of businesses expected in the District are those which rely upon pedestrian activity generated by the primary attractors. Mixed-uses, combining commercial, office, and residential uses are also allowed within the District, however, offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose of providing for commercial activities.

7. **C-L Limited Commercial District.** This District is displayed on the General Plan Land Use Map as "Limited Commercial," which allows a maximum Floor Area Ratio of 1.0. This District is generally applied to properties lining both sides of Sir Francis Drake Boulevard, west of The Hub, for approximately one-quarter (1/4) of a mile, ending at Bella Vista Avenue. The Land Use category was developed as part of the 1988 General Plan to allow only those commercial uses which will not result in the generation of traffic in volumes sufficient to disrupt the flow of vehicular traffic along Sir Francis Drake Boulevard. Residential uses are allowed within the District which provide mixed-uses, live/work arrangements, and affordable housing that will not result in significant traffic disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose for providing for commercial activities. Multifamily uses are encouraged to provide incentives for mass transportation use.
8. C-3 Commercial District. This District is displayed on the General Plan Land Use Map as "General Commercial," which allows a maximum Floor Area Ratio of 1.0. This District is generally applied to those areas along Redhill Avenue, Sir Francis Drake Boulevard, and the eastern end of San Anselmo Avenue. The purpose of this District is to identify those areas of Town which will afford opportunities for various commercial activities to serve the needs of the community as well as the needs of surrounding communities. Residential uses are allowed within the District which provide mixed-uses, live/work arrangements, and affordable housing that will not result in significant traffic disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose for providing for commercial activities. Multifamily uses are encouraged to provide incentives for mass transportation use.
9. PF Public Facilities District. This District is displayed on the General Plan Land Use Map as "Public Facility." This District is generally applied to all existing major public land uses, including the Town Corporation Yard, Town Hall, the Police Department, the Public Library, the Fire Service buildings, public parking lots, parks and public schools.
10. PPD Preliminary Planned Development District. The Preliminary Planned Development District is not specifically reflected on the General Plan Land Use Map but is intended to serve as an "overlay" District to all land areas within the Town. The purpose of the District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. A PPD District is a designation established upon property which may only be developed pursuant to a Town approved specific plan.
11. SPD Specific Planned Development District. The Specific Planned Development District is not explicitly displayed on the General Plan Land Use Map but is intended to serve as an "overlay" District to all land areas within the Town. The purpose of the District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. An SPD District refers to a specific plan development approved by the Town.
12. CF Community Facilities District. This District is displayed on the General Plan Land Use Map as "Community Facility." This District is generally applied to certain Town-owned property and allows for private use of said properties when appropriate.

The Town's land development regulations have perpetuated a single-family detached development pattern, with the majority of the Town zoned in the R-1 single-family detached residential district which allows up to six dwelling units per acre. Development proposing 100 percent residential uses, with a maximum density of 20 dwelling units per acre, is currently allowed by right in the Town's R-3 multifamily district, pursuant to SB 35 and SB 330; allowed with a Conditional Use Permit in the commercial districts including the C-1, C-2, C-L, and C-3 districts; and allowed with a specific plan in the SPD district.

Recognizing that additional density is needed throughout the community to accommodate additional housing in a manner that affirmatively furthers fair housing, the Housing Element includes Program 5.7 that will require the Town to amend the Zoning Code to accommodate higher density and affordable housing in the C-L, C-3, and SPD districts. The maximum density of the C-1 and C-2 districts will not be increased as the C-1 district is meant to be neighborhood scale commercial and mixed-use development while the increased density would not be complementary to the historic character of the C-2 district (Downtown San Anselmo).

To better accommodate the densities needed to accommodate affordable housing development, the Housing Element include Action 5.3a that will establish an affordable housing overlay district to allow greater building height, density, and floor area ratio for multifamily and mixed-use developments that provide a specified percent of units as affordable to low- and very low-income households.

Parking Standards

San Anselmo requires off-street parking for all new residential development. For mixed-use projects the parking requirement must be satisfied for all uses unless a parking variance is granted. If a mixed-use project cannot provide off-street parking, the Town supports shared parking arrangements. Variances are also granted to reduce the overall parking requirement or to allow tandem parking.

Although the Town does not allow overnight street parking in San Anselmo, variances or special permits for on-street overnight parking are granted. In addition, the Police Department grants parking permits to downtown residents for overnight on-street parking if the distance to a public parking lot is greater than one block. The permit promotes safety for downtown residents by allowing them to park close to home at night when on-site parking is not an option**. To improve the flexibility of the Town's parking standards the Zoning Code, the Housing Element includes Action 5.2c to amend the Zoning Code to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with AB 2097 and Action 5.2d that will amend the Zoning Code to include flexible parking requirements and reductions in areas outside of a half-mile of public transit under certain circumstances.**

Table 4.3 Residential Parking Standards

RESIDENTIAL LAND USE	RESIDENTIAL LAND USE
Single-Family Dwelling, Attached or Detached,	2 spaces per living unit
and Located below 150 mean sea level elevation	
Single-Family Dwelling, Attached or Detached,	3 spaces per living unit
and Located above 150 mean sea level elevation	
Residential unit associated with an application under California Government Code Sections 65852.21 and 66411.7.	1 space per living unit, except as provided in Title 10, Chapter 4 of the Town's Municipal Code
Accessory Dwelling Units	See Title 10, Chapter 6 of the Town's Municipal Code
Multi-Family Living Unit:	
Studio or 1-bedroom living unit	1 space per unit
2-bedroom living unit	1.5 spaces per unit
3 or more bedroom living unit	2 spaces per unit

Source: Town Of San Anselmo Municipal Code Parking Standards - Table 5aA

Provision of a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population including, but not limited to, multifamily rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing.

Table 4.3 summarizes the housing types currently permitted in each of San Anselmo's zoning districts. As shown in the table, multifamily and single-family housing are conditionally permitted in all commercial zoning districts.

Table 4.4: Permitted Housing Types by Zone[3]

	Zoning District									
Housing Types	R-1-H	R-1-C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Single-Family Attached	N/A	N/A	N/A	P	P	C	C	C	C	C
Single-Family Detached	P	P	P	P	P	C	C	C	C	C
Multifamily	P	P	P	N/A	P	C	C	C	C	C
Accessory Dwelling Units	P	P	P	P	P	N/A	N/A	N/A	N/A	N/A
Single-Room Occupancy Units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	C	C	C
Supportive Housing	P	P	P	P	P	N/A	C	C	C	C
Transitional Housing	P	P	P	P	P	N/A	C	C	C	C
Residential Care Facility, Large	C	C	C	C	C	N/A	N/A	N/A	N/A	N/A
Residential Care Facility, Small	P	P	P	P	P	N/A	N/A	N/A	N/A	N/A
Residential Care Facility for Persons with a Chronic Life-Threatening Illness, Large	C	C	C	C	C	N/A	N/A	N/A	N/A	N/A
Residential Care Facility for Persons with a Chronic Life-Threatening Illness, Small	P	P	P	P	P	N/A	N/A	N/A	N/A	N/A
Residential Care Facility for the Elderly, Large	C	C	C	C	C	N/A	N/A	N/A	N/A	N/A
Residential Care Facility for the Elderly, Small	P	P	P	P	P	N/A	N/A	N/A	N/A	N/A
Low-Barrier Navigation Center	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Emergency Shelter	N/A	N/A	N/A	N/A	N/A	P	N/A	N/A	P	P
Mobile And Manufactured Homes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Employee Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Source: Town Of San Anselmo Municipal Code Land Use Regulations - Table 3A										

Accessory Dwelling Unit

As defined in the Municipal Code, an accessory dwelling unit (ADU) is an attached or a detached residential dwelling unit that provides complete in- dependent living facilities for one (1) or more persons and is located on the same lot as the proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code."

The passage of AB 1866 (effective July 2003) required local governments to ministerially process ADU applications to facilitate production of affordable housing. The statute expressly prohibits discretionary review of, and public hearings on, such applications. In order to comply with the 2003 law, the San Anselmo Town Council adopted Ordinance No. 1033 (June 2003) amending the Zoning Code to permit ADUs as an accessory use in all residential zoning districts. California has adopted multiple ADU laws in recent years to clarify and improve various provisions to promote the development of ADUs across the state, and the Town continues to update the Zoning Code to comply with the ongoing changes to State law. The ordinance was updated most recently in March 2022 to be consistent with new State legislation.

The Town ministerially approves ADUs that comply with Government Code Section 65852.2(e) via a building permit. **To promote the construction and affordability of ADUs and JADUs (Policy 6) the Town has included three programs and 14 actions in the Policies, Programs, and Action section of this Housing Element.** Program 6.1 will require that the Town adopt pre-approved ADU plans to expedite approval and lowers costs associated with ADU construction. Program 6.2 will further streamline the ADU and JADU permitting process. Program 6.3 will require the Town to update the Zoning Code to allow one JADU and multiple ADUs on lots one acre and larger in the R-1, R-1C, and R-1H districts.

3 "P" = permitted by right and "C" = Conditional Use Permit

Manufactured Housing/Mobile Homes

Section 65852.3 of the California Government Code requires jurisdictions to allow manufactured homes on lots zoned for single-family dwellings subject to the same development standards that apply to conventional single-family dwellings. Section 10-3.1702 of © San Anselmo Municipal Code specifically states that a residential unit may be a manufactured structure or mobile home. As a result, manufactured housing is subject to the same standards and regulations that apply to other single-family homes.

Community Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is the part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning codes by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a State-authorized, certified, or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

The Town separates group homes into six different categories based on occupancy size and characteristics: residential care facility (large), residential care facility (small), residential care facility for persons with a chronic life-threatening illness (large), residential care facility for persons with a chronic life-threatening illness (small), residential care facility for the elderly (large), and residential care facility for the elderly (small). As displayed in Table 4.3, all uses are permitted or conditionally permitted in all residential zones.

To ensure that the Town is compliant with recent amendments to the Lanterman Act, the Housing Element will include Action 5.8a to ensure the Town's definition of "Group Home" in the Zoning Code is in conformance with the Lanterman Act

Accessibility Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The Town adopted the Reasonable Accommodation Ordinance in 2015, and subsequently updated it in 2018, to provides a procedure for people with disabilities to request reasonable accommodation in the application of zoning laws and other land use regulations, policies and procedures. Reasonable accommodations can be requested to exempt an applicant from various land use, zoning, or other regulations. Pursuant to Section 10-13.06 of the Municipal Code, a reasonable accommodation request must meet the following findings to be approved:

1. Whether the housing that is the subject of the request will be used by an individual considered disabled under the Acts.
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the Town.
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a Town program, policy, practice and/or regulation, including but not limited to land use or zoning.
5. Whether the requested reasonable accommodation would adversely impact surrounding properties or uses
6. Whether there are reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the Town's applicable programs, policies, practices and/or regulations.
7. Whether the accommodation would alter the significance of an historic structure.
8. An approved request for reasonable accommodation is subject to the applicant's compliance with all other applicable regulations.
9. An accommodation approved is considered a personal accommodation for the individual applicant and does not run with the land.

To ensure that the Town is not responsible for any barriers to the approval of reasonable accommodations, the Housing Element will include Action 9.1e to amend the Reasonable Accommodation regulations to ensure there are no barriers for the approval of reasonable accommodation requests in conformance with the Americans with Disabilities Act.

Zoning Definition of Family

The California courts have invalidated the following definition of "family" within jurisdictions' Zoning Codes: (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the Town, and therefore violates rights of privacy under the California Constitution.

The San Anselmo Municipal Code does not include a definition for the term "family." A residential unit is defined as a building, or portion thereof, for occupancy as living quarters for one household. A single-family residential unit is defined as a detached residential unit. San Anselmo's definition encompasses persons not related by blood, marriage, or adoption and does not limit the number of unrelated persons living in a housing unit. Therefore, it is not a constraint to housing development in general or the provision of housing for persons with disabilities.

Transitional and Supportive Housing

Transitional housing is generally defined as a facility that provides shelter for people experiencing homelessness and generally involves integration with other social services and counseling programs to assist in the transition of self-sufficiency through acquisition of permanent income and housing. This housing can take several forms, including group housing or multifamily units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. There are no known transitional housing facilities in San Anselmo.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. There are currently no site-based transitional or permanent housing projects, which includes supportive housing, for people experiencing homelessness in San Anselmo.

In January 2015, the Town amended the Zoning Code to permit transitional and supportive housing by right in all residential zoning districts and as a conditionally permitted use in all commercial zoning districts. The amendments ensure that transitional and supportive housing is treated as a residential use in these zones, subject only to the same restrictions that apply to other residential uses in the same zone. The one exception to this is in the Professional (P) zoning district, in which single-family detached homes are conditionally permitted while transitional and supportive housing are not allowed. The Town also added definitions for supportive housing, transitional housing, and target population consistent with Government Code §65582(g), (j) and (i).

To ensure that the Town is not responsible for any barriers to the establishment of transitional and supportive housing facilities in the community, the Housing Element will include Action 5.8d it will amend the definitions of the uses in the Zoning Code to ensure continued compliance with State law and allow them in the P zoning district in accordance with AB 2162.

Emergency Shelters

Emergency shelters are generally defined as a facility which provides immediate short-term housing for individuals experiencing homelessness. Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are now required to identify a zoning district where emergency shelters will be allowed as a permitted use without the requirement for a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need and, at a minimum, provide capacity for at least one year-round shelter. Emergency shelters may be accessory to a public or civic type use. Permit processing, development, and management standards for emergency shelters must be objective and facilitate the development of or conversion to emergency shelters.

As discussed in greater detail in the Current Housing Conditions and Trends section of this Housing Element, there are 54 estimated unsheltered people experiencing homelessness that the Town needs to plan for. In January 2015, the Town amended the Zoning Code to permit emergency shelters for up to 17 beds by right in the Limited Commercial (C-L), General Commercial (C-3), and Public Facilities (PF) zoning districts. Emergency shelters must be located within one-half mile of a transit stop.

The designated emergency shelter areas in San Anselmo cover approximately 34 acres on 110 different parcels and therefore have adequate land capacity to accommodate a year-round emergency shelter that could provide temporary lodging for nine homeless individuals. All of these parcels are located within one-half mile of a transit stop. Because much of the property in the PF zoning district is publicly owned, the emergency shelter facility could be developed in combination with a complementary civic use in the future, as needed.

The Town's Emergency Shelter Ordinance establishes standards for on-site management and security, exterior lighting, common facilities, parking and refuse areas, and a minimum distance between shelters. Standards for emergency shelters from Section 10-12.03 of the Municipal Code are below:

1. An emergency shelter shall meet the following development and performance standards:
    i. On-site management and on-site security shall be provided during hours when the emergency shelter is in operation.
    ii. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of intensity compatible with the surrounding area.
    iii. The development may provide one or more of the following specific common facilities for the exclusive use of the residents and staff:
        d. Central cooking and dining room(s).
        e. Recreation room.
        f. Counseling center.
        g. Childcare facilities.
        h. Other support services.
2. Parking and outdoor facilities shall be designed to provide security for residents, visitors, employees, and the surrounding area.
3. A refuse storage area shall be provided that is completely enclosed with masonry walls not less than five feet high with a solid-gated opening and that is large enough to accommodate a standard-sized trash bin adequate for use on the parcel, or other enclosures as approved by the Planning Director. The refuse enclosure shall be accessible to refuse collection vehicles.
4. The agency or organization operating the emergency shelter shall comply with the following requirements:
    i. Temporary shelter shall be available to residents for no more than six months. No individual or household may be denied emergency shelter because of an inability to pay.
    ii. Staff and services shall be provided to assist residents to obtain permanent shelter and income.
    iii. The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents.
5. No emergency shelter shall be located within 300 feet of another emergency shelter site.
6. The facility shall be in, and shall maintain at all times, good standing with Town and/or state licenses, if required by these agencies for the owner(s), operator(s), and/or staff on the proposed facility.

7. The maximum number of beds or clients permitted to be served (eating, showering and/or spending the night) nightly shall not exceed seventeen persons.

The Town's regulations for emergency shelters are not compliant with State law because the Town imposes development standards beyond the objective standards allowed by State law. To ensure that the Town is not responsible for any barriers to the establishment of emergency shelters, the Housing Element will include Action 5.8e to amend its regulations to ensure compliance with SB 2 and AB 139.

Single Room Occupancy (SROs) Units

Single room occupancy (SRO) units are one-room units for occupancy by one or two individuals as their primary residence, which are occupied for periods not less than 30 days. SROs are different than studios or efficiency units because SRO units are not required to have a kitchen or bathroom. The San Anselmo Zoning Code establishes provisions for SRO units to provide clear standards for these small units and support opportunities for the development of permanent, affordable housing in close proximity to transit and services for small households and

for people with special needs . Development standards for SRO units are provided in Section 10-3.1901 of the Municipal Code as follows:

- A conditional use permit is required for the use of any rooms or units as SROs.
- An SRO shall not be located within 300 feet of any other SRO, emergency shelter, or other similar program, unless such program is located within the same building or on the same lot.
- Units shall have a maximum floor area of 400 square feet and accommodate a maximum of two persons.
- One washer and one dryer shall be provided for every ten units.
- SROs may contain partial or full bathroom facilities, however, are not required. If an SRO does not contain full bathroom facilities, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bath- room per floor.
- SROs may contain partial or full kitchen facilities, however, are not required. If an SRO does not contain full kitchen facilities, common kitchen facilities shall be provided. For projects with more than 10 units, at least one full kitchen facility shall be provided per floor.
- SRO units shall comply with all requirements of the California Building Code.
- SRO facilities with seven or more units shall include twenty-four-hour on-site management, a dwelling unit designated for the manager, and a management plan.
- On-site parking must be provided as required for multifamily units. The Planning Commission may reduce parking requirements to one space per four units if the SRO is deed-restricted for extremely low-income housing or if alternative transportation is provided. With the exception of projects that allow only senior residents, projects with reduced parking shall provide one bicycle parking space per unit.
- SRO units shall provide tenancy for a minimum of 30 days.

To make this affordable and efficient housing type more widely available throughout the community, the Housing Element will include Action3.3c that will require the Town to amend the Zoning Code to allow residential buildings containing the units as a permitted use in the R-3 zoning district.

Agricultural/Farm Employee Housing

According to data derived from the 2020 American Community Survey and summarized in the Current Housing Conditions and Trends section of this Housing Element, no one in San Anselmois employed in maintenance or production occupations in the agriculture/natural resources industry. In addition, there are no agricultural zones or uses in the Town. Therefore, the Town has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

The Town complies with the Employee Housing Act. Pursuant to Health and Safety Code Section 17021.5, the Town deems any employee housing providing accommodations for 6 or fewer employees as a single-family structure. No conditional use permit, zoning variance, or other zoning clearance is required of employee housing serving 6 or fewer employees that is not required of a single-family dwelling in the same zone. **To ensure that the Town is not responsible for any barriers to the establishment of employee housing, the Housing Element will include Action 5.8c to amend its regulations for compliance with the Employee Housing Act.**

Building Code

The Town's Building Code is based on the latest 2022 version of the California Building Code, along with all required updates. The Town has not adopted amendments to the 2022 California Building Code, but the Municipal Code preserves local amendments adopted in perpetuity to accompany previous versions of the Building Code. Local amendments have been made to the Building Codes for health and safety purposes. For example, the Town requires that new homes install Wildland Urban Interface (WUI) vents to improve fire safety and resilience. The Town also requires that new homes be constructed one foot above the base flood elevation, while the California Building Code requires that homes just be elevated to the base flood elevation. The additional foot of elevation reduces homeowners insurance rates, decreases structural damage and repairs needed due to flooding, and enhances overall resident health and safety. These amendments do not significantly diminish the ability to develop affordable housing or accommodate persons with disabilities or other special needs groups.

In Section 9-4.01 of the Municipal Code, the Town has also adopted a Building Code amendment requiring that all electrical and communication service laterals, including those for cable television service, to any new building or building undergoing a substantial improvement be undergrounded. Many other jurisdictions require that utilities be undergrounded as well to improve resiliency and reduce the risk of hazards induced by wildfire, earthquakes, storm events, and other natural disasters. While this amendment may increase the cost of development, it ultimately preserves and improves the health and safety of San Anselmo residents. Regardless, the Town recognizes the increased cost burdens that this requirement places on housing development. **To ensure that the Town is not responsible for barriers to affordable housing development, the Town will identify and seek grants and other potential funding sources to subsidize undergrounding utilities for affordable housing development (Actions 5.5a through 5.5d).**

The Town enforces energy conservation standards enacted by the State. The standards may increase initial construction costs, but over time will result in energy savings. San Anselmo's Building Code enforcement practices are complaint-driven, as are those of 70 percent of the local governments surveyed by the State Department of Housing and Community Development (HCD). The usual process is for a code enforcement officer to conduct a field investigation after a complaint has been submitted. If the complaint is found to be valid, the immediacy and severity of the problem is evaluated, and the code enforcement officer reaches out to the property owner to ameliorate the issue. Town Staff report that the most common complaints received are from neighbors reporting unpermitted work on residential units. There is no indication that code enforcement practices unduly penalize older structures.

Site Improvements

Since the Town is has little remaining vacant land zoned for development, all infrastructure, including curbs, gutters, sidewalks, streets and utilities are in place. Development of residential units involves hooking up to the utilities which already exist in the right-of-way. All electrical distribution lines, telephone, cable television, and similar service wires or cables, which provide services to new development, are to be installed underground. New subdivisions will require site improvements such as:

- Streets must be graded, have a rock base and be paved or surfaced to widths and grades as provided by the Town Municipal Code.
- Structures shall be installed in accordance with the approved improvement plan.
- Curbs and Gutters to be required along streets
- Paved sidewalks shall be constructed where required by the Town Municipal Code.
- Retaining walls may be required wherever topographic conditions warrant or where necessary to retain fill or cut slopes within the rights-of-way or slope easements.
- Potable water must be provided by connection to the Marin Municipal Water District system or through approval of a water well permit
- Provisions shall be made for adequate sewage
- Trees, shrubs, and ground cover will be required where there is insufficient vegetation.
- Provisions shall be made for filling lands as required by the approved improvement plans.
- Provisions shall be made for drainage and flood control in accordance with the approved improvement plans.
- The faces of cut and fill slopes shall be prepared and maintained to control against erosion, both during and after construction.
- All utility distribution facilities, with the exception of equipment appurtenant to such underground facilities, installed within and for the purpose of supplying service to any subdivision shall be placed underground.
- Street signs shall be placed at all street intersections and shall be in accordance with specifications on file with the Town Engineer.

Street Improvements:

- If the portion of the street upon which the parcel fronts requires widening or extension to conform to the Streets and Highways Plan of the Town, rights-of-way for such widening and/or extension have been dedicated to the Town by the owner of the parcel; and
- That frontage improvements in accordance with the current Town specifications in use by the Department of Public Works and at the location prescribed by the Town Engineer in accordance with the Streets and Highways Plan of the Town have been installed at no cost to the Town; or
- That such frontage improvements will be so installed as a part of the development applied for and prior to occupancy thereof; or
- That in lieu of such improvements the applicant has deposited with the Town the estimated cost thereof; or
- That the improvement requirement should be waived or deferred due to extenuating circumstances. If the Town Engineer finds that improvements should be deferred, he shall require as a prerequisite to issuance of the permit that the owner agrees in writing to undertake the construction of the required improvements within ninety (90) days after written notice to begin construction is mailed to the owner at the premises or such other address as the owner may from time to time furnish the Town. Such agreement shall further provide that in the event of the owner's default in commencing and completing the improvements, the Town may at its option:
    - Treat the agreement as a petition for installation of improvements pursuant to the provisions of Sections 5870 et seq. the Streets and Highways Code of the State; or
    - Cause the work to be done and the cost thereof assessed as a lien against the owner's property. Such agreement shall also run with the land and shall be recorded to constitute notice to prospective purchasers or encumbrances.

To ensure that required site improvements are not a barrier to development, the Housing Element will include Action 5.4b to evaluate its requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects.

Dedications and Fees

Local fees add to the cost of development; however, particularly after Proposition 13, cities are concerned with the need to recover processing costs. A review of other Marin County cities current fee schedules concludes that San Anselmo's fees are lower comparable to Marin County standards, with no specific infrastructure development fees since the Town's infrastructure essentially spans the entire town. Line-item fees related to processing, inspections, and installation services are limited by California law to the cost to the agencies of performing these services. Most jurisdictions are tending toward fees which cover the costs of staff time and materials charged on an hourly basis, consistent with California law.

Table 4.5 below shows typical planning fees in San Anselmo. Planning fees are collected at the time the application is deemed complete.

Table 4.5: Residential Development Fees

Planning Fees	Fees
Residential Design Review - Planning Director	$ 955.00
Commercial Design Review - Planning Director	$ 955.00
Planning Commission Use Permit for exceptions to create new Accessory Dwelling Unit	$ 1,500.00
Administrative Minor Exception	$ 234.00
Lot Line Adjustment - Planning Director	$ 800.00
Administrative Lot Merger	$ 320.00
Planning Commission First Application/Hearing (For applications with a Planning Commission hearing such as Conditional Use Permit, Variance, Subdividision, Parcel Map, Lot Line Adjustment, Exceptions, Illuminated Sign, FAR Exception, Demolition Permit, Grading Permits, Sign Program, move building). Includes review of one plan revision.	$ 2,178.13
Certificate of Compliance	$ 2,550.00
Peer Review	Consultant cost + 25%
General Plan Maintenance	4% of Building Permit fees
Technology Fee	8.8% of Bldg Permit fees
Planning Training Fee	3% of Bldg Permit fee
Appeals - Planning Applicant	$ 2,614.00
Appeals - Non-Applicant	$ 837.00

Source: Town of San Anselmo Fee Schedule (Effective July 2022)

San Anselmo charges building permit fees based on the valuation of the project in accordance with the California Building Code. Building permit and impact fees are collected at the time the building permit application is submitted.

As the Town of San Anselmo is not a full-service municipality, numerous agencies and special districts levy fees on new development for the provision of basic urban services. These agencies and special districts include Marin Municipal Water District, Ross Valley School District (part of the Tamalpais Union High School District), Ross Valley Fire Department, Ross Valley Sanitary District, Central Marin Sanitation Agency. *Table 4.6* shows fees charged to prototypical single-family, multifamily and ADU developments in San Anselmo. In addition to planning and building fees, San Anselmo charges a road impact fee (of one percent of the building permits project valuation) to residential development. Additionally, the Town Council may exempt the impact fee for affordable to low- and moderate-income housing projects.

Table 4.6: Development Fee Example Table

	Single Family Home	8-unit Multi-family (per unit)[4]	ADU
Unit Size (sq. ft.)	955	7,640	700
Common area (sq. ft.)	0	0	0
# Bedrooms each unit	4	2	1
Cost of construction (sq. ft.)	$400	$250	$250
Project Valuation	$1,400,000	$312,500	$175,000
Town Fees			
Design Review	$955	$955	$955
General Plan Maintenance Fee	$267	$47	$47
Planning Technology Fee	$533	$94	$94
Planning Training Fee	$200	$35	$35
Building Permit	$6,665	$1,179	$1,179
Plan Check	$1,088	$1,088	$1,088
Energy Fee	$1,000	$177	$177
Plumbing	$1,000	$177	$177
Electrical	$1,173	$359	$359
Mechanical	$1,173	$359	$359
Road Impact Fee	$21,000	$4,688	$0
TOWN FEES TOTAL	**$35,053**	**$9,158**	**$4,471**
Estimated Fees of Other Districts			
Water Connection - MMWD[5]	$16,027	$10,036	$0
Ross Valley Sanitary District	$909	$817	$909
Central Marin Sanitation Agency	$7,666	$7,666	$7,666
Ross Valley School District	$3,323	$26,587	$2436
Ross Valley Fire Department	$328	$328	$328
DISTRICT FEES TOTAL	**$28,254**	**$45,434**	**$11,339**
TOTAL FEES (per unit)	**$63,307**	**$14,837**	**$15,810**

4 Fees are shown here on a per unit basis for comparative purposes. Some fees, such as the Design Review fee, are charged for the entire project and not on a per unit basis.
5 Water connection fees are based on estimated consumption, which ranges from 0.8 to 0.24 acre foot, depending upon area. This example uses 0. acre foot for the single family house and averages the high and low amounts for the multi-family unit. The Water District also charges for water meter installation.

Special district fees add to development costs in San Anselmo. However, the Marin Municipal Water District (MMWD) adopted ordinance 445 which amended the District's code to comply with Assembly Bill 881 and does not require a separate meter or payment of a connection for JADUs and ADUs that meet the following criteria:

- Only one ADU or JADU exists on a lot with a proposed or existing single-family dwelling; and
- The ADU or JADU is within the proposed space of the single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of up to 150 square feet beyond the existing dimensions of an existing accessory structure for the purposes of ingress and egress; and
- The space has exterior access from the proposed or existing single-family dwelling; and
- The side and rear setbacks are sufficient for fire and safety.

The Ross Valley School District requires the payment of an impact fee of $3.48 per square foot for new construction over 500 square feet. The Ross Valley Fire Department charges minimum plan review fees of $369 for fire protection plans, $534 for sprinkler system plans for residential projects less than 5,000 square feet and $602 for sprinkler system plans for residential projects greater than 5,000 square feet, and $534 for fire alarm plans and 323 for fire alarm system modifications.

The Ross Valley Sanitary District charges sewer capacity charges for newly constructed residential units. The base charge of $5,987 includes 23 fixture units. Fixture units range from one unit for a wash basin to three units for a toilet. Additional fixture units are charged at the rate of $260 each. A permit fee, which includes up to two inspections of $594 is also charged.

The Central Marin Sanitation Agency charges a regional capacity charge of $ $7,666.16 (indexed to inflation) for each new sewer connection serving a residential unit, whether that unit is in a single-family or multifamily configuration. The Agency has a policy to reduce capacity charges for ADUs, senior residents and affordable housing projects by the same proportionate amount as the member agency's fee.

Environmental Review and Processing

The Town of San Anselmo processes typical small development in three to four months from the time of complete application submittal to building permit approval. This is due to the efficiency of a small-town government, the lack of an application backlog, and the fact that most public facilities are already in place. Single-family housing development applications generally take less time to review than multifamily proposals. When proposed single-family developments are in conformity with the General Plan and existing zoning, it is possible to process the required planning applications, once deemed complete, within a month. Some new single-family and all multifamily development proposals are subject to Design Review, but Town Staff note that the addition of Design Review does not typically lengthen the timeline of project review due to efficiencies in the Town's established process for streamlined one-time project review from all required departments. All discretionary projects also requires environmental review pursuant to the California Environmental Quality Act (CEQA), public hearings, and local review. The total review time for multifamily projects, from the initial developer contact with the Town to final approval, can take up to a year depending on the complexities or environmental constraints of the project.

Below are typical processing times and procedure for single-family and multifamily developments.

Single-Family Residence

- Design review is required to construct new single-family residences. If an applicant is requesting a variance, use permit, or floor area exception as part of the project, these applications are processed concurrently with the design review application. The applicant submits a completed application, filing fee and plans to the Planning Department who transmits it to other departments (generally Fire, Public Works and Building) for review and comment.
- Staff prepares a public notice which is sent out ten days prior to the Planning Commission hearing and a staff report analyzing the project and recommending conditions of approval is prepared for consideration by the Planning Commission. A public hearing is held where the applicant and members of the public may comment on the merits of the project.
- It typically takes two to four weeks from the time that the application for single-family residence is deemed complete until it is approved by the Planning Commission. Following approval, there is a ten-day appeal period; if no appeal is filed, the applicant may secure a building permit and commence construction.

Multifamily Residential

- Design review is required of multifamily residential projects. If an applicant is requesting a variance, use permit, or floor area exception as part of the project, these applications are processed concurrently with the design review application. The applicant submits a completed application, filing fee and plans to the Planning Department who transmits it to other departments (generally Fire, Public Works and Building) for review and comment.
- Staff prepares a public notice which is sent out ten days prior to the Planning Commission hearing and a staff report analyzing the project and recommending conditions of approval is prepared for consideration by the Planning Commission. A public hearing is held, where the applicant and members of the public may comment on the merits of the project.
- It typically takes two to five weeks from the time that the application for a small multifamily residential project is deemed complete until it is approved by the Planning Commission. Following approval, there is a ten-day appeal period; if no appeal is filed, the applicant may secure a building permit and commence construction.

The information on the following page shows the typical steps and processing time for various types of permits and housing development types in San Anselmo.

Typical Processing Time by Permit

- **Ministerial Review:** 2 - 6 weeks
- **Conditional Use Permit:** 4 – 6 weeks
- **Variance:** 4 – 6 weeks
- **Zoning Change:** 16 – 30 weeks
- **General Plan Amendment:** 16 – 30 weeks
- **Architectural/Design Review:** 4 – 6 weeks
- **Negative Declaration:** 4 – 6 weeks
- **Environmental Impact Report:** 6 - 8 months

Typical Processing Procedures by Project Type

New Single-Family Home: 4 - 6 weeks (this could include Design Review and Variances processed concurrently).

Duplex to Fourplex: 4 – 24 weeks (this could include Design Review, Variances, Conditional Use Permits, and environmental review are processed concurrently as well as a Tentative Parcel Map if they are to be for-sale units).

Multifamily (5 or more units): 8 – 10 months (this could include Design Review, Variances, Conditional Use Permits, and environmental review are processed concurrently as well as a Tentative Final Map if they are to be for-sale units).

The Town recognizes that the time required to process a development proposal can be a barrier to housing production if it is lengthy. The Town has streamlined the development review process over the years to make it more efficient, while still providing adequate opportunity for public review and input, as required for discretionary projects. In addition, much of the permit processing time frame is dictated by State-mandated noticing and processing procedures (i.e., SB 35) that help assure community review of projects. The Town has not adopted specific SB 35 regulations in the Zoning Code and follows State requirements to provide ministerial review of projects that meet SB 35 eligibility criteria. Processing times for projects in San Anselmo are similar to, if not faster than, other jurisdictions in Marin County.

Pursuant to the Permit Streamlining Act (Government Code Section 65920), the Town has a maximum of 30 days to conduct an initial review of the project and determine whether it is "complete," or whether additional information is needed to evaluate the project. While this may seem like a long time, it includes time to refer the application to different departments and outside agencies involved in development review, and to receive and consolidate these comments. Staff tries to anticipate analyses that will be needed for environmental review or during the public hearing process (such as any special studies). If the project does not meet various Town standards, it may also need to be revised. In the past several years, the Town has improved the Town website, submittal checklists, and handouts to identify what information is required for an applicant to be deemed "complete."

Within 30 days of receiving a complete application, the Town must consider any environmental impacts pursuant to CEQA and determine whether the project requires a Negative Declaration, Environmental Impact Report or can be categorically exempt. If not categorically exempt, staff prepares an Initial Study to determine whether a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report will be prepared. If a Negative Declaration or Mitigated Negative Declaration is prepared, the state-required public review period is 20 to 30 days, depending on whether a state agency is involved in the review. If an Environmental Impact Report (EIR) is required it can add an additional 6 to 8 months for preparation and review of the Draft EIR, responses to comments, and preparation of the Final EIR.

The Town works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting is held with the Planning Department, Building Department, Public Works Department, and the Fire Department to discuss the development proposal. Then, a description of the project and application must be filed with a site plan, which is first reviewed by the Planning Department and other departments and agencies (such as the Building Department) for consistency with the Municipal Code and General Plan guidelines. After the project is approved, the Building Department performs plan checks and issues building permits. Throughout construction, the Building Department will perform inspections to monitor the progress of the project. This process does not place an undue time constraint on most developments due to the close working relationship between Town Staff, developers, and the decision-making bodies (Planning Commission and Town Council). Discretionary projects that require design review or request a variance may require a Planning Commission meeting. Large-scale or complex projects may include additional public hearings to respond to comments and make modifications . The additional time, as well as the public hearing can pose a constraint to the development of multifamily projects. To mitigate this constraint, the Town recently implemented a pre-application process to review project proposals with applicants and identify any items of concern before application submittal.

To further streamline the approval process for new housing, the Housing Element will include Action 3.2a that will require the Town to adopt objective design standards for all housing types, Action 3.1C that will require the Town to adopt pre-approved plans for missing middle housing types, Program 6.1 that will require the Town to adopt pre-approved ADU plans.

Design Review

The Town of San Anselmo Municipal Code strives to provide objective, as compared to subjective, standards and criteria for use by decision-makers when reviewing a project for design review approval. The Town also provides further Design Review details in handouts available on the Town website and at the Planning Department counter in Town Hall.

Either the Planning Director or the Planning Commission serve as the review body for Design Review. Pursuant to Section 10-3.1504 of the Municipal Code, the Planning Director may approve Design Review applications for minor modifications to existing buildings and all additions in residential zoning districts. The Planning Commission shall review all other Design Review applications. The Town requires that new residential projects that trigger the Design Review requirement achieve the following findings:

- For qualifying Residential R-3 (four or more units, churches, convalescent homes) projects:

1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
2. Provides for protection against noise, odors, and other factors which may make the environment less desirable;
3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;
4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;
5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and
6. Is consistent with the Town General Plan.

- For qualifying Residential R-1, R-2, and R-3 (three (3) or fewer units) sites below one hundred fifty (150) feet Mean Sea Level (flatland) projects:

7. Conformance to Findings 1 through 6;
8. Will not unreasonably impair access to light and air of structures on neighboring properties;
9. Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks;(4)Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and(5)Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

- For qualifying Residential R-1-H, R-1-C, and R-1 design review for lots that include any area at or above one hundred fifty (150) feet Mean Sea Level (hillside) projects:

10. Conformance to Findings 1 through 9;
11. Adequacy of screening; and
12. Selection of architectural features and colors that enable the structure to blend with its environment and which results in a low visual profile.

- For projects that request to exceed the maximum allowed dwelling size on residential lots that include any area at or above one hundred fifty (150) Mean Sea Level):

13. Conformance to Findings 1 through 12;
14. Will not be materially visible offsite;
15. Is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood;
16. Internal efficiency and/or space utilization problems exist.
17. Required conditions if approval is granted to exceed the maximum dwelling size guidelines based on existing landscaping:
    i. A landscape plan shall be submitted showing location, type and size of existing landscapes screening, and

ii. (Any existing landscape screening, which is part of an approved landscape plan, shall be maintained. If said landscaping is lost due to natural disaster, the owner shall replace it per the plan. If said landscaping is removed or neglected for any reason other than a natural disaster, the owner shall replace it per the plan and may be subject to either an infraction or a misdemeanor.

The criteria listed above are intended to decrease "uncertainty" for applicants, and as much as possible, provide objective and clear standards, considerations and expectations for new development. **To more clearly communicate to the development community the design expectations of the Town and to streamline the development approval process, San Anselmo will adopt objective design standards for all housing types (Action 3.2a) as well as adopt pre-approved plans for missing middle housing (Action 3.1c) and Accessory Dwelling Units (Program 6.1).**

Evaluation of Inclusionary Zoning as a Constraint

In 1994, the California Coalition for Rural Housing (CCRH) conducted the first statewide survey on inclusionary housing (IH) and found that 12 percent of statewide jurisdictions had an inclusionary program. In 2003, CCRH and Non-Profit Housing Association of Northern California (NPH) collaboratively conducted a follow-up survey, which revealed that the number of jurisdictions with inclusionary housing had jumped to 20 percent. The 2003 survey generated interest in obtaining more precise production data on the types of housing built and the income levels served. In 2006, a new study was launched to determine the growth in inclusionary programs statewide and provide a detailed snapshot of the housing that is being produced by these programs. Affordable Housing by Choice — Trends in California Inclusionary Programs (NPH, 2007) looked at housing produced through inclusionary programs from January 1999 through June 2006 and found that nearly one-third of California jurisdictions now have inclusionary programs, and more than 80,000 Californians have obtained housing through inclusionary programs. In 2021, a study2 of IH programs in local jurisdictions nationwide throughout 2018 and 2019. Some of the key takeaways found that:

- In 2019, there were 228 IH programs in the California across 162 jurisdictions. As of 2022, that figure has grown to 239 IH programs, which accounts for approximately 23 percent of IH programs nationwide. In California, eight programs have created 1,000 or more affordable units since adoption and 57 programs have created between 28,960 and 29,180 units total per program.
- Under the Duty to Serve Rule, legal agreements such as deed restrictions, deed covenants, ground leases, development agreements, or affordable housing agreements are necessary to establish price and rent restrictions, ensuring inclusionary units are affordable. These legal agreements need to have a resale formula that limits homeowners' proceeds at resale.
- Approximately 73 percent of IH programs nationwide can create affordable units directly without reliance on fees to fund projects.

2 *Inclusionary Housing in the United States*, published by Ground Solutions in 2021.

Table 4.7 below compares inclusionary housing requirements across multiple Marin County jurisdictions. Many communities offer a variety of concessions or incentives for construction of affordable units including, but not limited to, density bonuses or incentives of equal financial value, waiver or modification of development standards, provision of direct financial assistance, and deferral or reduction of payment of fees. Several jurisdictions in Marin County also require smaller projects that have an insufficient number of units to cover the full cost of constructing an affordable unit, to pay , a fee.

Table 4.7: Inclusionary Housing Requirements in Marin County

Jurisdiction	Minimum Project Size	Percent Required
Corte Madera	2 units	2-10 units: Can either restrict 10% of the total development for very low-income households and pay a 10% in-lieu fee, or restrict 15% of the total development for low- income households and pay a 5% in-lieu fee. 11-29 units: Can either restrict 10% of the total development for very low-income households and pay a 10% of all proposed units for moderate-income housing or restrict 15% of the total development for low-income households and 5% of the total development for moderate-income households <30 Units: Can restrict 15% of the total development for very low-income housing and pay a 5% in lieu fee or restrict 10% of the total development for very low-income households, 5% of the total development for low-income households, and 5% of the total development for moderate-income households
Larkspur	05-14 units	5-14 units: 15% of the total development must be restricted for lower-income households. 15+ units: 20% of the total development must be restricted for lower-income households.
Marin County	1 unit	Single-family homes with more than 2,000 square feet of conditioned floor area, and teardowns or major remodels of single-family homes that result in over 500 square feet of new space where the new total conditioned floor area is greater than 2,000 square feet: Must pay an affordable housing impact fee of $6.69 per square foot for projects with conditioned floor area less than 3,000 square feet and $14.20 per square foot for projects with more than 3,000 square feet. Multifamily housing (including condominiums, single-family conversions[10], and subdivisions with a proposed development of one or more new dwellings) require 20% of the total development be restricted for lower-income households (in-lieu fee for below 0.5 unit) for projects proposing 2 + new units or lots
Mill Valley	2	2-9 units: Must pay an in-lieu fee for the creation of affordable housing.
Novato	3	Dependent on number of units. At a minimum, projects providing 3-6 units must restrict 10% of all proposed units for lower-income households or pay an in-lieu fee. At a maximum, projects providing 20 or more units must restrict 20% of the total development for lower-income households.
San Rafael	2	2-15 units: Must restrict 10% of the total development for lower-income households. 15+ units: Must restrict 15% of the total development for lower-income households. 21+ units: Must restrict 20% of the total development for lower-income households.
Sausalito	Multifamily and mixed-use projects of 4+ units	4+ units: Must restrict 15% of the total development for lower-income households. Qualifying projects must provide at least one income-restricted unit.
Tiburon	N/A	3-6 units: Must contribute pro rata funds to the Town's in-lieu housing fund 7-12 lots or units: 10% of the total development must be designated for special needs households; 5% of all units must be handicapped accessible ; and15% of the total development must be designated as affordable units

10 A single-family home conversion to multi-family residential, typically as a duplex or fourplex.

The Town of San Anselmo has not codified inclusionary housing requirements. However, the Town encourages developers to include affordable units in their projects. Sohner Court, a 22-unit condominium development, provided two ownership units affordable to moderate-income households in 1989. 600 Red Hill LLC, a 28-unit rental project provided two deed restricted very-low income units in 2021 and 1 Lincoln Park, a 16-unit senior housing rental project, also provided two deed restricted low income units in 2016. The 2015-2023 Housing Element included a program to align San Anselmo's inclusionary policies with other jurisdictions and make the requirements more applicable to the types of development anticipated in San Anselmo. **Although the Town has begun preparing an Inclusionary Housing Ordinance, the Housing Element will include Action 5.7f to establish an Inclusionary Housing Ordinance. The Inclusionary Housing Ordinance is anticipated to be completed in 2023 (Action 5.7f). Additionally, the Town's Housing Element will include Action 9.2a to establish an Affordable Housing Overlay District to further incentivize the inclusion of below market rate units in new housing development.**

Density Bonus Ordinance

The Town's Density Bonus Ordinance incentivizes developers who comply with California Government Code Sections 65915 through 65918 (the State Density Bonus Law) to include a portion of the developments overall units to be affordable housing. The Density Bonus Ordinance establishes the standards and procedures for granting density bonuses for housing developments that comply with the Ordinance requirements. The Town's Density Bonus implement the regulations of the State's Density Bonus Law. Applicants must fill out an application to request a State Density Bonus and indicate the manner to which the applicant will satisfy affordability requirements for the housing units proposed for a density bonus, a description of any requested incentives, concessions, or modifications to development standards, and the development must acknowledge that the project will be subject to a condition of approval and deed restriction to retain affordability of the affordable unit(s) for at least 55 years.

5

HOUSING RESOURCES

Housing Resources

The extent to which San Anselmo can achieve its Housing Element policies, programs, and actions is due in part to the availability of financial resources for implementation. There are a variety of potential funding sources available for housing activities in San Anselmo. Due to the high costs of housing development and preservation and limitations on both the amount and uses of funds, a variety of funding sources may be required to support housing activities. A summary of major funding sources available to carry out housing activities in San Anselmo is listed below. Funding sources are divided into three categories: federal, state, and local (County and Town) resources.

Federal Programs

Low Income Housing Tax Credit

The federal Low-income Housing Tax Credit (LIHTC) program is the principal source of federal funding for the construction and rehabilitation of affordable rental homes. The tax credits provide a dollar-for-dollar credit against federal tax liability. Although the LIHTC is a federal program, it is administered principally through the California Tax Credit Allocation Committee (CTCAC), overseen and based within California's State Treasurer Office,

Community Development Block Grant (CDBG)

The CDBG Program provides funds for new construction, housing acquisition, housing programs, housing rehabilitation, public services, community facilities, economic development, and public works. CDBG activities are initiated and developed at the local level and are based on a community's needs.

HOME Investment Partnership Programs (HOME)

The HOME Program provides formula grants to cities, counties, and states for building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income households.

Section 811

HUD provides funding towards the development and subsidizing supportive rental housing for very low- and extremely low-income adults with dis- abilities. This allows persons with disabilities to live as independently as possible through affordable housing and the appropriate supportive services.

Section 202

HUD provides grants to non-profit developers of supportive housing for very low-income seniors and provides rent subsidies to help make housing projects affordable.

Mortgage Credit Certificate

The Mortgage Credit Certificate program makes federal income tax credits available to low-income first-time homebuyers to purchase housing. The County makes certificates available through participating lenders.

State Programs

CalHome Program

The CalHome program supports existing low- and very low-income households to become or remain homeowners. The program provides grants and/or loans to fund local public agencies, nonprofit corporations, and Federally Recognized and Special Government entities for first-time home-buyer mortgage assistance, owner-occupied rehabilitation assistance, technical assistance for self-help housing projects, technical assistance for shared housing programs, accessory dwelling unit/junior accessory dwelling unit assistance, and homeownership development project loans.

Infill Incentive Grant (IIG) Program

The IIG Program provides funding for capital improvement projects necessary to facilitate the development of a Qualifying Infill Project or a Qualifying Infill Area.

Local Housing Trust Fund Program (LHTF)

The LHTF program helps finance local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing, and emergency shelters. The program provides matching grants (dollar-for-dollar) to LHTFs that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs approved activities include loans for multifamily rental housing projects with units restricted for at least 55 years. No more than 20 percent of each allocation may assist moderate-income households, and at least 30 percent of each allocation must assist extremely low-income households.

Multifamily Housing Program (MHP)

The purpose of the MHP is to provide loans to individuals, public agencies, or private entities for the development, rehabilitation, preservation, and/or acquisition of permanent and transitional rental housing, and the conversion of nonresidential structures to rental housing, for lower income households. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9 percent federal low-income housing tax credits. Eligible applicants (including local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and Rancherias, and limited partnerships) must have successfully developed at least one affordable housing project.

SB 2/LEAP Grants

SB 2 funds are available as planning grants to local jurisdictions to increase the supply of affordable housing. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG).

CalHFA Homebuyer's Down Payment Assistance Program

The CalHFA Homebuyer's Down Payment Assistance Program provides affordable loans of up to three percent of sales price to first- time homebuyers. The program operates through participating lenders who originate loans for CalHFA. Funds are available upon request to qualified borrowers.

Affordable Housing and Sustainable Communities Program (AHSC)

The AHSC Program provides funding through the Greenhouse Gas Reduction Fund (GGRF), an account established to receive cap-and-trade auction proceeds, for land-use, housing, transportation, and land preservation projects. The fund must support projects that encourage infill and compact development that reduce greenhouse gas emissions.

Golden State Acquisition Fund (GSAF)

GSAF lenders provide affordable housing developers with access to flexible acquisition capital for the development and preservation of affordable housing throughout California.

Benefits are aimed to serve projects in California with 100 percent of the units reserved for households at or below 60 percent of the area median income for rental units or households at or below 80 percent AMI for homeownership. For mixed-use and mixed income projects, no less than 75 percent of total square footage must be developed as affordable housing (at or below 60 percent AMI).

Permanent Local Housing Allocation (PLHA)

The PLHA provides funding to local governments in California for housing-related projects and programs that help address the unmet housing needs of their local communities.

Project Homekey

Project Homekey provides grants to state, regional, and local public entities to develop a broad range of housing types including, but not limited to, hotels, motels, hostels, single-family homes, multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for people experiencing homelessness.

Local Programs

Marin County Affordable Housing Fund

The Marin County Affordable Housing Fund provides a local funding source for financial and technical assistance to help affordable housing developers produce and preserve affordable housing. The fund was created to increase the stock of permanently affordable housing units in the county.

Marin Housing Authority (MHA) Below Market Rate (BMR) Home Ownership Program

The BMR Home Ownership program, administered by MHA, provides low- and moderate-income first-time homebuyers with the opportunity to purchase specified condominium units in Marin County at below market value. MHA administers the sale of newly constructed units as well as previously owned units being offered for resale. There are approximately 340 homes in the program located throughout Marin County.

Housing Choice Voucher Program (formerly Section 8)

The Housing Choice Voucher Program provides rental assistance payments to owners of private market rate units on behalf of low-income (50 percent Median Family Income) tenants. The program is administered by MHA.

Housing Opportunities for People with AIDS Program (HOPWA)

HOPWA provides rental assistance to individuals and families where a family member is HIV+ or has AIDS. HOPWA program participants lease privately-owned apartments and receive a rental subsidy based on their income level and family composition. MHA has designed this program to be flexible and client-friendly, prioritizing participant confidentiality. Program participants are also directed to community case management resources.

Shelter Plus Care Program

Shelter Plus Care provides rental assistance and supportive services on a long-term basis to individuals and families experiencing homelessness when the head of household has a serious mental illness (and may also have other disabilities). Shelter Plus Care participants lease privately-owned apartments and pay 30 percent of their income towards rent. MHA pays the remainder of the rent up to the maximum allowed by federal guidelines. Participants also receive intensive support from MHA caseworkers and from a coalition of community-based service providers to assist them in remaining successfully housed. This program is made possible through close collaboration with Marin County Community Mental Health Services.

Opportunities for Energy Conservation

Conventional building construction, use, and demolition - along with building material manufacturing- impose impacts on our environment. In the United States, the building industry accounts for a substantial portion of electricity consumption, greenhouse gas emissions, landfill waste, raw materials use, and potable water consumption1.

Many local building standards already consider energy and stormwater issues, and many jurisdictions have programs related to energy, recycling, water conservation, stormwater management, land use, and public health. The Town of San Anselmo adopted a Climate Action Plan in 2019 that sets forth policies and action to encourage energy-efficient buildings, promote the use of renewable energy sources, encourage less dependence on cars, promote water and resource conservation, reduce waste, and promote carbon sequestration strategies. One of the plan's objectives is to create buildings that minimize the use of natural resources, are healthier and more comfortable for people, and reduce harm to the environment.

The Town administers Title 24 of the California Code of Regulations which sets forth mandatory construction standards for development. The homebuilding industry must comply with these standards while localities are responsible for enforcing the regulations. In 2011, the State added the Green Building Standards Code (CALGreen) to Title 24. Revised in 2021, the CALGreen code regulates new, remodeled, and expanded residential and non-residential buildings and requires green building practices for planning and design, energy efficiency, material conservation and resource efficiency, and environmental quality. In addition, SB 350 was signed in 2015 and increases California's renewable electricity procurement goal from 33 percent by 2020 to 50 percent by 2030. This objective will increase the amount of eligible renewables resources, including solar, wind, biomass, geothermal and others that are sold to and used by retail customers per year. SB 350 also requires the state to double statewide energy efficiency savings in electricity and natural gas end uses by 2030.

In response to the California Global Warming Solutions Act of 2006, AB 32 which takes a comprehensive, long-term approach to reduce greenhouse gas (GHG) emissions monumentally, the California Air Resources Board's (CARB) 2022 Draft Scoping Plan sets a goal for carbon neutrality by 2045, along with encouraging local governments to adopt goals that reduce GHG emissions by 15percent below 1990's levels by 2020, 40 percent below 1990 levels by 2030, and 80 percent below 1990 levels by 2050.

San Anselmo also administers a green building ordinance (Ordinance No. 1168) which requires green building standards beyond the State requirements. The 2022 California Green Building Code will be implemented starting January 1st 2023.

Energy Conservation Programs Offered through Local Utilities

San Anselmo promotes energy conservation by advertising utility rebate programs and free energy audits available through Pacific Gas and Electric (PG&E). Lower-income households are also eligible for State-sponsored energy and weatherization programs.

PG&E provides several energy assistance programs for lower income households which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program. The CARE program provides a 20 percent monthly discount on gas and electricity rates to income-qualified households, certain non-profit organizations, agricultural employee housing, emergency shelters, hospices, and other qualified non-profit group living facilities.

The REACH Program provides one-time energy assistance to customers who are at risk of losing their energy services due to an unforeseen or uncontrollable hardship. The intent of REACH is to assist low-income customers, particularly seniors, people with disabilities, people who have fallen ill, lower-income households, and unemployed individuals, who are unable to pay for their necessary energy needs.

Marin Clean Energy (MCE) is a public, not-for-profit local electricity provider that also promotes energy conservation and sustainability. MCE purchases power from clean, renewable sources, including solar, wind, geothermal, and bioenergy, and PG&E delivers it to a customer's home or business through the PG&E distribution system and wires. MCE provides an option for customers to purchase electricity that comes from 100 percent renewable energy sources. MCE also pays premium rates to purchase excess electricity created by solar energy systems installed at customers' homes and businesses and rolls credits over every month.

1 Information sourced from "Buildings and Climate Change", Neil Hirst 2013

Conservation Rebates

PG&E offers a wide range of rebates for energy-efficient equipment and appliances including furnaces, duct sealing, whole house fans, air handler systems, swimming pool pumps and motors, water heaters, cool roofs, insulation, room air conditioners, clothes washers, dishwashers, computer monitors, energy-efficient lighting, and recycling of refrigerators, freezers, and room air conditioners. The Marin Municipal Water District (MMWD) also provides a variety of rebates for high-efficiency toilets, clothes washers, and water-conserving landscape practices. Both organizations promote their rebate programs through customer mailings, company websites, and point-of-sale information.

Rehabilitation Loans

MHA provides low-interest residential rehabilitation loans to very low-income homeowners to make basic repairs and improvements, correct sub-standard conditions, and eliminate health and safety hazards. Funds can also be used to include energy efficiency improvements.

Marin County Energy Watch (MCEW) Partnership

The MCEW brings together four elements to provide energy efficiency services and resources to single and multifamily residential units; small, medium and large commercial businesses; and public agencies and schools in Marin County as described:

- The Marin Energy Management Team (MEMT) acts as "energy manager" for public sector agencies including local governments, school districts and special districts, and specifically addresses the difficulty of reaching smaller public sector institutions. Services include audits, technical assistance, engineering, assistance in financing and obtaining incentives, specifying and managing projects, energy accounting and reporting, procurement, peer meetings and training workshops. MEMT also integrates other state, utility, and private energy efficiency programs, filling resource gaps, and addressing specific barriers as needed to provide as comprehensive and seamless a delivery of services as possible.
- Smart Lights is designed to help small businesses become more energy efficient. The program offers free start-to-finish technical assistance and instant rebates to help defray the cost of upgrading and/or repairing existing equipment. Smart Lights can help with comprehensive lighting retrofits, refrigeration tune-ups, controls, and seals replacement, replacement of hot water heaters, and referrals to appropriate HVAC programs.
- California Youth Energy Services (CYES) provides no-cost green house calls to homeowners and renters, regardless of income level. Professionally trained staff provide energy assessments and install free energy and water-saving equipment. CYES serves single-family dwellings, duplexes, and multifamily units.

Energy Upgrade California

Energy Upgrade California is an energy-efficiency program that provides rebates and resources to upgrade single-family and two-to-four- unit dwellings to save energy and water.

In addition to energy conservation programs and establishing programs that address new construction, decreasing each resident's average daily vehicle miles travelled, which can be exacerbated by long commutes, is one of the most effective strategies to help reduce climate change impacts. Jurisdictions in Marin County can support this effort by promoting land use patterns that locate new development near jobs, transit, and services. The programs contained in the San Anselmo Housing Element focus new development in existing areas, promote land use and conservation strategies to address energy conservation and climate change, enact new initiatives to foster the community's environmental sustainability, and provide energy conservation programs through the distribution of educational materials to homeowners and builders on an annual basis. **In order to facilitate these actions, programs 2.1 and 2.2 offer outreach methods that will ensure the public is informed of the many strategies for increasing energy conservation at home.**

6

HOUSING OPPORTUNITIES

Housing Opportunities

Regional Housing Needs Allocation

The Town of San Anselmo's 6th cycle Regional Housing Needs Allocation (RHNA) is 883 net new units distributed over four income categories, as assigned by the Association of Bay Area Governments (ABAG). The unit count and income assignments are based on the regional assignment methodology developed by ABAG for the 6th RHNA Cycle. The Town's total allocation and unit count breakout by income level is detailed in *Table 6.1.*

Table 6.1: RHNA 6 Allocation Table

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**

Pipeline Projects

Housing Element law allows jurisdictions to count pipeline projects, or units constructed or under construction between the base year of the RHNA period (January 2022) and the beginning of the new planning period (January 2023), towards the RHNA. The following projects are under construction or have been approved:

Table 6.2: Pipeline Projects

Property Address	Total Number of Units	Income Level of Units	Status
729 SFD	1	1 Above Moderate	Approved by Planning Commission
1215 San Anselmo	1	1 Above Moderate	Approved by Planning Commission
Vacant Lot - Sturdivant	1	1 Above Moderate	Approved by Planning Commission
61 Hillside	1	1 Above Moderate	Approved by Planning Commission
63 Hillside	1	1 Above Moderate	Approved by Planning Commission
1 Saunders	1	1 Above Moderate	Approved by Planning Commission
21 Santa Barbara, Unit A	1	1 Very Low	Building Permit Issued
40 Sir Francis Drake, Unit A	1	1 Very Low	Building Permit Pending
1 The Alameda Knolls, Unit A	1	1 Very Low	Building Permit Pending
344 Oak Avenue, Unit A	1	1 Very Low	Building Permit Pending
55 Avenue Del Norte, Unit A	1	1 Very Low	Building Permit Pending
101 Cedar Street, Unit A	1	1 Very Low	Building Permit Issued
112 Crescent Road, Unit A	1	1 Very Low	Building Permit Issued
22 Belle Ave	1	1 Very Low	Building Permit Issued
3 Ray Court, Unit A	1	1 Very Low	Building Permit Issued
9 Tomahawk Drive, Unit A	1	1 Low	Building Permit Issued
15 Oak Springs Drive, Unit A	1	1 Low	Building Permit Issued
20 Karl Ave, Unit A	1	1 Low	Building Permit Issued
11 Hooper Lane, Unit A	1	1 Low	Building Permit Issued
100 Berkely Ave	1	1 Low	Building Permit Issued
49 Cedar	1	1 Low	Building Permit Pending
600 Red Hill	18	2 Very Low; 16 Above Moderate	Building Permit Pending
65 Lincoln Park	1	1 Low	Building Permit Pending
43 Indian Rock	1	1 Low	Building Permit Pending
72 Oak Knoll Ave	1	1 Low	Building Permit Issued
55 Avenue Del Norte	1	1 Moderate	Building Permit Issued
78 Longwood Dr	1	1 Moderate	Building Permit Issued
16 Broadmoor Ave	1	1 Moderate	Building Permit Issued
268 Brookeside Dr	1	1 Moderate	Building Permit Issued
24 Ross Valley Dr	1	1 Moderate	Building Permit Pending
151 Los Angeles Blvd	1	1 Moderate	Building Permit Pending
10 Humboldt Ave	1	1 Moderate	Building Permit Pending
53 Canyon Rd	1	1 Moderate	Building Permit Pending
88 Crooked Ave	1	1 Moderate	Building Permit Pending
16 Berkeley Ave	1	1 Above Moderate	Building Permit Issued
316 Greenfield Ave	1	1 Above Moderate	Building Permit Pending
6 Spruce Ave	1	1 Above Moderate	Building Permit Pending
Total	**54**	**11 Very Low; 9 Low; 9 Moderate; 9 Above Moderate**	

After accounting for the pipeline projects, the remaining RHNA units are as detailed in *Table 6.3* below.

Table 6.3: RHNA 6 Less Pipeline Projects Delta Table			
Income Level	**RHNA 6 Allocation**	**Pipeline Projects**	**RHNA 6 Less Pipeline Projects**
Very Low-Income (0-50% AMI)	253	11	242
Low-Income (51-79% AMI)	145	9	136
Moderate-Income (80-119% AMI)	121	4	117
Above Moderate-Income (120% AMI+)	314	19	295
Total	**833**	**43**	**790**

Accessory Dwelling Units

The Town of San Anselmo has a consistent track record of supporting and encouraging accessory dwelling unit (ADU) development. In response to changes in State housing law, the Town has seen an increase in ADU applications over the last eight years. The Town's ADU permits issued by year during the 5th cycle planning period are displayed in *Table 6.4.*

Table 6.4: ADU Building Permits Issued by Year	
2014	1
2015	5 (applications)
2016	5 (applications)
2017	10 (applications)
2018	6
2019	9
2020	22 (applications)
2021	24

In the summer of 2022, the Town distributed an ADU questionnaire to residents to better understand what process improvements and development standard amendments could be made to further encourage ADU development. A summary of the results of this questionnaire can be found in Appendix A of the Housing Element. The Town already implements a successful ADU program and receives significant homeowner interest and construction resulting from current community education and outreach. The Town plans to further expand community outreach efforts and education to promote increased ADU development. **The Housing Element includes Policy 6 to promote several ADU related programs and actions related to the construction and affordability of ADUs.**

RHNA 6 ADU "Safe Harbor" Methodology

The California Department of Housing and Community Development (HCD) and the Association of Bay Area Governments (ABAG) provide general direction regarding a "safe harbor" methodology that jurisdictions can use to estimate the number of ADUs likely to develop during the 6th cycle planning period and guidance on distribution of those units across the four income categories. This "safe harbor" methodology recommends that jurisdictions:

1. Determine the average number of ADUs permitted in the last three years.
2. Multiply that average by the eight years in the RHNA cycle to determine the estimated 8-year total.
3. Distribute the ADUs amongst the four income categories based on the methodology established by ABAG in their "Using ADUs to Satisfy RHNA" technical memo, which distributes projected units by percent as detailed below:
    - Very Low-Income: 30%
    - Low-Income: 30%
    - Moderate-Income: 30%
    - Above Moderate-Income: 10%

Using this methodology, the Town of San Anselmo projects a total of 160 ADUs will be built during RHNA 6th cycle. The 160 ADUs are distributed by income categories as detailed in *Table 6.5.*

Table 6.5: ADU Income Category Distribution Table

Income Level	Projected ADUs
Very Low-Income (0-50% AMI)	48
Low-Income (51-79% AMI)	48
Moderate-Income (80-119% AMI)	48
Above Moderate-Income (120% AMI+)	16
Total	**160**

After accounting for the pipeline projects and projected ADUs, the remaining RHNA units are displayed in *Table 6.6* below.

Table 6.6: RHNA 6 Less Pipeline Projects and ADUs Delta Table

Income Level	RHNA 6 Less Pipeline Projects	Projected ADUs	RHNA 6 Less Pipeline Projects and ADUs
Very Low-Income (0-50% AMI)	242	48	194
Low-Income (51-79% AMI)	136	48	88
Moderate-Income (80-119% AMI)	117	48	69
Above Moderate-Income (120% AMI+)	295	16	279
Total	**790**	**160**	**630**

20 Percent No Net Loss Buffer

The Town has accounted for a “no net loss” buffer (Government Code Section 65863), which provides housing sites to accommodate more units than required by the RHNA, to ensure development opportunities remain available throughout the planning period to accommodate San Anselmo’s 6th cycle RHNA, especially for lower- and moderate- income households. A summary of "no net loss" requirements is listed below:

- A jurisdiction must maintain adequate sites to accommodate the remaining unmet RHNA by each income category at all times throughout the entire planning period.
- A jurisdiction may not take any action to reduce a parcel’s residential density unless it makes findings that the remaining sites identified in the Housing Element sites inventory can accommodate the jurisdiction’s remaining unmet RHNA by each income category, or if it identifies additional sites so that there is no net loss of residential unit capacity.
- If a jurisdiction approves development of a parcel identified in the Housing Element sites inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element’s remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category.
- A jurisdiction may not disapprove a housing project on the basis that approval of the development would trigger the identification or zoning of additional adequate sites to accommodate the remaining RHNA.

After accounting for pipeline projects and projected ADUs, the Town must plan for the remaining 630 units allocated to the local RHNA. The Town of San Anselmo has calculated and added a 20 percent “no net loss” buffer onto the remaining RHNA units. With the 20 percent “no net loss” buffer of 126 units, the Town must plan for 756 total units in the 6th cycle planning period, as shown in the table below.

Table 6.7: RHNA 6 Less Pipeline Projects and ADUs Plus 20% "No Net Loss" Delta Table

Income Level	RHNA 6 Less Pipeline Projects and ADUs	20 Percent "No Net Loss" Buffer	RHNA 6 Less Pipeline Projects and ADUs Plus 20 Percent "No Net Loss" Buffer
Very Low-Income (0-50% AMI)	194	38.8	232.8
Low-Income (51-79% AMI)	88	17.6	105.6
Moderate-Income (80-119% AMI)	69	13.8	82.8
Above Moderate-Income (120% AMI+)	279	55.8	334.8
Total	**630**	**126**	**756**

Housing Opportunity Sites Inventory

In order to plan for the remaining 756 housing units needed to meet San Anselmo's 6th cycle RHNA and 20 percent "no net loss" buffer obligation, housing opportunity sites have been identified throughout the community. The Map Book included in Appendix B of this Housing Element identifies each parcel included in the inventory and associated information regarding current zoning, existing land use, vacancy, general plan land use, inclusion in past cycles, acreage, proposed density, realistic capacity, existing units, and net new units. The following process was utilized to identify and vet housing opportunity sites.

1. Preliminary housing opportunity sites were identified by Town Staff.
2. Staff-identified sites were brought to the HEAC for review during HEAC Meeting 2 for initial consideration.
3. Staff-identified sites were brought to the public at a virtual workshop for consideration.
4. Staff-identified sites were refined based on feedback from the HEAC and the public. For example, staff-identified sites in the R-1-H and R-1-C zoning districts were eliminated based on community concerns regarding environmental degradation, slope topography and instability, 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.
7. The results of the sites inventory analysis were presented to the HEAC at HEAC Meeting 4 for further review and refinement. Zoning Code amendments needed to accommodate the proposed density on the identified housing opportunity sites were also presented to and discussed by the HEAC. The HEAC recommended the sites to the Town Council.
8. The Town Council considered the sites and made a motion to move forward with all sites with the exception of the dog park site and the Wade Thomas school site.
9. Town Staff conducted meetings with the local schools to discuss the potential of housing on the underutilized areas of the Town Council-approved housing opportunity sites. Based on the feedback received from these meetings, the remaining school sites were removed from the list of housing opportunity sites.
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 5th cycle but were met with barriers to development approval at that time. Side by Side expressed interest in development if the Town worked to eliminate the barriers to development approval that Side by Side had previously faced. Policy 5 of the Housing Element and the corresponding programs and actions will help to eliminate barriers to development.
11. The updated housing opportunity sites were brought to the HEAC for final review and consideration at HEAC Meeting 5.

Housing Opportunity Sites Inventory Analysis

Methodology in Identifying Sites

To supplement the local knowledge of Town Staff, the HEAC, elected and appointed officials, and the public, an objective sites inventory analysis was conducted to further understand whether identified sites have the potential to accommodate additional housing. The process of developing the Housing Opportunity Sites Inventory involved identifying and eliminating sites with constraints to development. Properties that were impacted by various environmental constraints or hazards were excluded from the analysis. A weighted suitability model was used to evaluate multiple criteria influencing the likelihood of development on a parcel-by-parcel basis. Each property was assigned a total weighted score; higher scores indicate a greater likelihood of development during the 6th cycle planning period. The following factors were included in scoring criteria:

- **Current Zoning.** The Town allows a variety residential development types and densities by right in residential districts and as a conditional use in commercial districts. Zoning districts were scored based on the allowed residential density and whether residential uses are allowed by-right or as a conditional use.
- **General Plan Land Use.** General Plan land uses were scored based on the residential densities supported by each category.
- **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 smaller or larger sites.
- **Vacancy.** Lots were scored based on presence of any physical building or structure on them. This does not take into consideration potentially underutilized or vacant buildings/structures on lots that could be abandoned.
- **Residual Lot Coverage.** Lots were scored based on how much land area is available to accommodate additional development.
- **Fire Hazard or Severity Zones.** Lots were scored based on location within a Fire Hazard Severity Zone and the severity of the Fire Hazard Severity Zone.
- **Slope.** The lots were scored based on the average slope of the property, which would determine financial and structural feasibility of future development.

Realistic Capacity Assumptions

To calculate the realistic capacity for each site, a typical density of 70 percent of the maximum dwelling units per acre was assumed. This considers r ecent development trends and the typical percentage of land area that is dedicated to parking, hallways, utilities, and other non-dwelling unit spaces. The Town has approved two projects on land zoned to allow multi-family uses within the 5th cycle planning period, as described below:

- The property at 600 Red Hill Road is zoned R-2/PPD/SPD and approximately 1.61 acres in size. The allowable maximum density for the project, given the lot size and zoning, was 21 units. The project was approved in 2021 to allow 28 units (including 7 density bonus units). which is 100 percent of the maximum allowed density on the site without consideration of the density bonus units. With density bonus units included, the property developed at 141 percent of the maximum allowed density on the site.
- The parcel at 1 Lincoln Park is zoned C-3 and approximately 0.63 acres in size. The allowable maximum density for the project, given the lot size and zoning, was 12 units. The project was approved in 2016 to allow 16 units (including 4 density bonus units), which is 100 percent of the maximum allowed density on the site without consideration of the density bonus units. With density bonus units included, the property developed at 127 percent of the maximum allowed density on the site.

Since the Town plans to establish a minimum density of 30 dwelling units per acre in the C-L and C-3 districts (Actions 5.7c and 5.7d), the realistic capacity assumptions utilized are conservative given recent development trends in San Anselmo.

Suitability of Non-Vacant and Underutilized Sites

San Anselmo has little remaining vacant land zoned for development, and existing vacant sites in the community are severely constrained by the wildland urban interface, high Fire Hazard Severity Zones, and other environmental factors. As such, the Housing Opportunity Sites Inventory is comprised largely of non-vacant sites. The majority of the identified non-vacant sites are underutilized properties with significant opportunity for redevelopment, especially when the proposed Zoning Code amendments are factored into the equation (Policy 5).

Most non-vacant opportunity sites in San Anselmo are underutilized and currently developed with surface parking and/or commercial buildings. The existing uses on these sites would not preclude redevelopment, as the existing uses provide marginal economic viability and the structures are at or near the end of their useful life. Additionally, the declining trend of brick-and-mortar retail coupled with changes induced by the COVID-19 pandemic have substantially impacted the viability of many commercial uses in San Anselmo. Properties with commercial and other low-intensity uses in the region are being converted into multifamily or residential mixed-use projects as a result of the strong demand for housing and the lack of vacant land.

The Town has also received feedback from several owners of the identified housing opportunity sites indicating that the proposed Zoning Code amendments (Policy 5) would encourage them to redevelop their properties with housing, further cementing the Town's confidence that development will occur at the planned densities during the 6th cycle planning period.

7

AFFIRMITIVELY FURTHERING FAIR HOUSING

Affirmatively Furthering Fair Housing

Introduction and Overview of AB 686

Assembly Bill 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity[1] and a commitment to specific meaningful actions to affirmatively further fair housing[2]. AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes[3]. In addition, it:

- Requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation
- Requires that the AFFH obligation be interpreted consistent with HUD's 2015 regulation, regardless of federal action regarding the regulation
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021.
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals

The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the Town's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

Analysis Requirements

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs.2 The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the locality at a county level or even broader regional level such as a Council of Government, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, "Regional Trends" describe trends the Bay Area (the members of ABAG) when data is available in the Data Needs Package as well as it could be gathered from the U.S. Census and trends within the boundaries of Marin County. "Local Trends" describe trends specific to the Town of San Anselmo.

1 While Californian's Department of Housing and Community Development (HCD) do not provide a definition of opportunity, opportunity usually related to the access to resources and improve quality of life. HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility
2 Gov. Code, §§ 65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

Sources of Information

The Town used a variety of data sources for the assessment of fair housing at the regional and local level. These include:

- Housing Needs Data Packets prepared by the Association of Bay Area Governments (ABAG), which rely on 2015-2019 American Community Survey (ACS) data by the U.S. Census Bureau for most characteristics
    - Note: The ABAG Data Packets also referenced the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports (based on the 2013-2017 ACS)
- U.S. Census Bureau's Decennial Census (referred to as "Census") and American Community Survey (ACS)
- Marin County Analysis of Impediments to Fair Housing Choice in January 2020 (2020 AI).
- Local Knowledge

Some of these sources provide data on the same topic, but the resulting data differs due to different methodologies. For example, the decennial Census and ACS report slightly different estimates for the total population, number of households, number of housing units, and household size. The ACS provides estimates based on a small survey of the population taken over the course of the whole year.5 Since the survey size and seasonal population shifts, some information provided by the ACS is less reliable. For this reason, the readers should keep in mind the potential for data errors when drawing conclusions based on the ACS data used in this chapter. The information included provides an indication of possible trends. The analysis makes comparisons between data from the same source during the same time periods, using the ABAG Data Package as the primary source since ABAG has provided data at different geographical levels for the required comparisons. As such, even though more recent ACS data may be available, 2015-2019 ACS reports are cited more frequently (and 2013-2017 for CHAS data).

The Town also used findings and data from the 2020 Marin County Analysis of Impediments to Fair Housing Choice (2020 AI), which includes a variety of locally available information, such as surveys, local history, and events that have historically or currently affect fair housing choice. The Town also sourced regional findings and data from HCD's 2020 Analysis of Impediments to Fair Housing Choice.

In addition, HCD has developed a statewide AFFH Data Viewer. The AFFH Data Viewer consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the ACS data in the ABAG package. Time frames across data sources may differ by a few years when data from the same year was not available . As explained earlier, assessments aremost useful when indicating possible trends.

For simplicity, this analysis will refer to various sections of the county as North Marin, West Marin, Central Marin, and Southern Marin. San Anselmo is part of Central Marin. These designations are shown in *Figure 7.1* and include the following communities and jurisdictions:

- **North Marin:** Black Point-Green Point, Novato, Lucas Valley-Marinwood
- **West Marin:** Dillon Beach, Tomales, Inverness, Point Reyes Station, Nicasio, Lagunitas-Forest Knolls, San Geronimo, Woodacre, Bolinas, Stinson Beach, Muir Beach
- **Central Marin:** Sleepy Hollow, Fairfax, San Anselmo, Ross, Santa Venetia, San Rafael, Kentfield, Larkspur, Corte Madera
- **Southern Marin:** Mill Valley, Tiburon, Strawberry, Tamalpais-Homestead Valley, Marin City, Belvedere, Sausalito

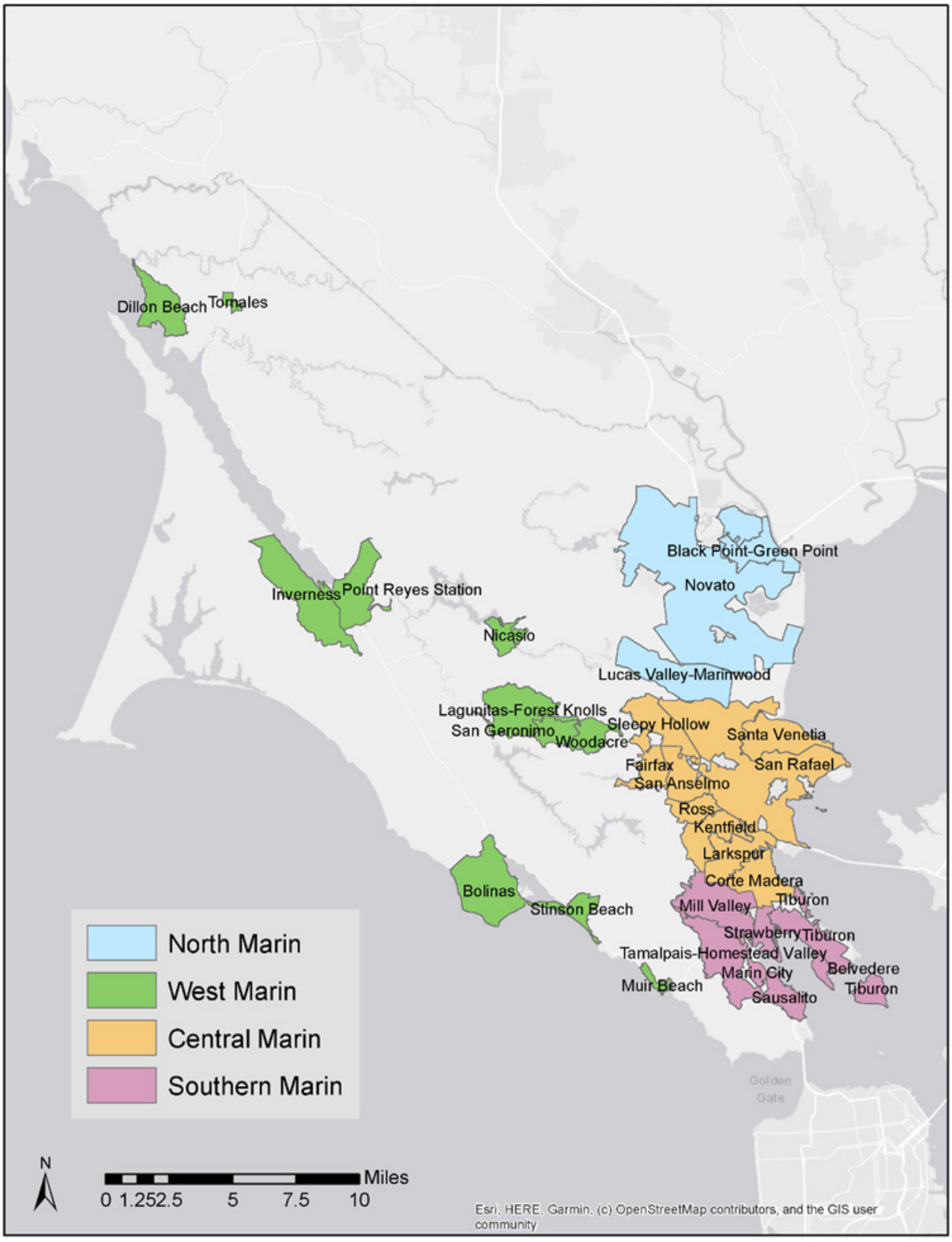


Figure 7.1: Marin County Communities

Assessment of Fair Housing Issues

Fair Housing Enforcement and Outreach

Fair housing enforcement and outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are aware of fair housing laws and rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing The Fair Housing Advocates of Northern California (FHANC) provides fair housing services, including fair housing counseling, complaint investigation, and discrimination complaint assistance, to Marin County residents. FHANC is a non-profit agency whose mission is to actively support and promote fair housing through education and advocacy. FHANC also provides fair housing workshops in English and Spanish. Workshops educate tenants on fair housing law and include information on discriminatory practices, protections for immigrants, people with disabilities, and families with children, occupancy standards, and landlord-tenant laws. FHANC also provides educational workshops on home buying and affordable homeownership. FHANC hosts a fair housing conference in Marin County annually.

The County of Marin works in close partnership with the Fair Housing Advocates of Marin (FHAM) (a division of Fair Housing Advocates of Northern California, FHANC). FHAM is the only HUD-certified Housing Counseling Agency in the county, as well the only fair housing agency with a testing program in the county. Fair Housing Advocates of Marin (FHAM) provides free services to residents protected under federal and state fair housing laws. FHAM helps people address discrimination they have experienced, increasing housing access and opportunity through advocacy as well as requiring housing providers to make changes in discriminatory policies. FHAM provides the following services:

1. Housing counseling for individual tenants and homeowners;
2. Mediations and case investigations;
3. Referral of and representation in complaints to state and federal enforcement agencies;
4. Intervention for people with disabilities requesting reasonable accommodations and modifications;
5. Fair housing training seminars for housing providers, community organizations, and interested individuals;
6. Systemic discrimination investigations;
7. Monitoring Craigslist for discriminatory advertising;
8. Education and outreach activities to members of protected classes on fair housing laws;
9. Affirmatively Furthering Fair Housing (AFFH) training and activities to promote fair housing for local jurisdictions and county programs;
10. Pre-purchase counseling/education for people in protected classes who may be victims of predatory lending; and
11. Foreclosure prevention.

Fair Housing Enforcement

Regional Trends

The 2020 Analysis of Impediments (AI) presented information on housing discrimination basis for the entire County. Discrimination complaints from both in-place and prospective tenants are filed with FHANC, the Department of Housing and Urban Development (HUD), or the Department of Fair Employment and Housing (DFEH). Complaints filed through HUD/DFEH from 2018-2019, included in the 2020 AI are shown below. More updated FHANC clients (2020-2021) are also included in *Table 7.1*. A total of 301 housing discrimination complaints were filed with FHANC from 2020 to 2021 and 14 were filed with HUD from 2018 to 2019. Discrimination complaints by protected class are shown in *Table 7.1*. A majority of complaints, including 78 percent of complaints filed with FHANC and 57 percent of complaints filed with HUD, were related to disability status. This finding is consistent with federal and state trends. According to the 2020 State AI, 51 percent of housing-related complaints filed with DFEH between 2015 and 2019 were filed under disability claims, making disability the most common basis for a complaint. In addition to the complaints detailed in the table below, FHANC also received four complaints on the basis of age, three on the basis of sex, two on the basis of color, one on the basis of sexual orientation, and one on the basis of marital status. Similarly, state trends show that race and familial status are among the most common basis for discrimination complaints (16 percent and 10 percent, between 2015 and 2019).

Table 7.1: Discrimination Complaints by Protected Class (2018-2021)

Protected Class	FHANC (2020-21)		HUD/DFEH (2018-19)	
	Complaints	Percent	Complaints	Percent
Disability	235	78%	8	57%
National Origin	38	13%	4	29%
Race	22	7%	3	21%
Gender	19	6%	2	14%
Familial Status	13	4%	1	7%
Source of Income	28	9%	N/A	N/A
Total	**301**	**N/A**	**14**	**N/A**

Sources: Marin County Analysis of Impediments to Fair Housing Choice, 2020; Fair Housing Advocates of Northern California (FHANC), 2020-21.

A reasonable accommodation, as defined in the 2020 AI, "is a change or modification to a housing rule, policy, practice, or service that will allow a qualified tenant or applicant with a disability to participate fully in a housing program or to use and enjoy a dwelling, including public and common spaces." The 2020 AI reported that FHANC requested 35 reasonable accommodations for clients with disabilities between 2018 and 2019, 33 of which were approved. County staff also advises clients on reasonable accommodations requests. FHANC also provides funding for the Marin Center for Independent Living (MCIL). Since 2017, FHANC has provided funding for 13 MCIL modifications.

As described earlier, the County works with Fair Housing Advocates of Marin (FHAM) (a division of Fair Housing Advocates of Northern California, FHANC) to provide fair housing services to Marin residents. However, FHAM also provides services across a large service area that includes Marin County, Sonoma County, Santa Rosa, Fairfield, and Vallejo.

Historically, FHAM's fair housing services have been especially beneficial to Latinos, African Americans, people with disabilities, immigrants, families with children, female-headed households (including survivors of domestic violence and sexual harassment), and senior residents; approximately 90 percent of clients are low-income. FHAM's education services are also available to members of the housing, lending, and advertising industry. Providing industry professionals with information about their fair housing responsibilities is another means by which FHAM decreases incidences of discrimination and helps to protect the rights of members of protected classes.

From 2017 to 2018, the FHAM served 1,657 clients (tenants, homeowners, social service providers, and advocates), a 22 percent increase from the previous year; provided counseling on 592 fair housing cases (a 26 percent increase), intervened for 89 reasonable accommodations granted (a 33 percent increase) of 97 (a 24 percent increase) requested for people with disabilities; funded eight (8) reasonable modification requests to improve accessibility for people with disabilities; investigated 71 rental properties for discriminatory practices, filed 15 administrative fair housing complaints (a 15 percent increase)and one (1) lawsuit; garnered $71,140 in settlements for clients and the agency; and counseled 71 distressed homeowners and assisted homeowners in acquiring $228,197 through Keep Your Home California programs to prevent foreclosure.

During Fiscal Year 2018 to 2019, FHAM counseled 393 tenants and homeowners in Marin County, screening clients for fair housing issues and providing referrals for non-fair housing clients or callers out of FHAM's service area. Of the households counseled, 211 alleged discrimination and were referred to an attorney or bilingual housing counselor for further assistance (e.g. receiving information on fair housing laws, interventions with housing providers requesting relief from discriminatory behavior, making 35 reasonable accommodation requests on behalf of disabled tenants, four referrals to HUD/DFEH and representation in administrative complaints). Though the complaints FHAM received were on every federal and protected basis, the fair housing administrative complaints filed with the Department of HUD or the California Department of Fair Housing and Equal Opportunity alleged discrimination on the basis of disability, race, national origin, gender, and familial status.

Local Trends

FHANC received 39 housing discrimination complaints from San Anselmo residents between 2016 to 2021, including five in 2021 **(***Table 7.2***).** It is important to note that the sum of the complaints by protected class shown below will not equal the total as a single complaint may have been filed by a member of multiple protected classes. During this period, a large majority (74.4 percent) of complaints were related to disability status. Less common complaints related to race (7.7 percent), sexual orientation (7.7 percent), and gender (7.7 percent). Two complaints were filed by members of each of following protected classes: source of income, age, marital status, religion, and national origin. One complaint was filed related to sex and familial status respectively. Consistent with the large proportion of persons filing on the basis of disability, 59 percent of complaints cited reasonable accommodation as the discriminatory practice. Other common discriminatory practices cited include different terms and conditions (15.4 percent), refusal to rent/sale (12.8 percent), and intimidation, interference, or coercion (12.8 percent).

Of the 39 complaints filed during this period, 27 (69.2 percent) were filed by White residents, four were filed by Black/African American residents (10.3 percent), three were filed by other/multiple race residents (7.7 percent), two were filed by American Indian/Alaska Native and White residents (5.1 percent), and two were filed by Asian and White residents (5.1 percent). Nearly 13 percent of complaints were filed by Latinx residents. White residents were underrepresented in the complaint pool, while all other races/ethnicities were overrepresented compared to the distribution of the Town population (see *Table 7.3*).

Table 7.2: Discrimination Complaints by Protected Class – San Anselmo (2016-2021)

Protected Class	2021	2020	2019	2018	2017	2016	Total
Disability	5	6	5	5	2	6	74.4%
Race	1	0	0	2	0	0	7.7%
Sexual Orientation	0	0	0	2	1	0	7.7%
Gender	0	0	0	0	2	1	7.7%
Source of Income	1	0	1	0	0	0	5.1%
Age	0	0	1	0	1	0	5.1%
Marital Status	0	0	1	0	1	0	5.1%
Religion	0	0	0	0	1	1	5.1%
National Origin	0	0	0	0	0	2	5.1%
Sex	1	0	0	0	0	0	2.6%
Familial Status	0	0	0	0	1	0	2.6%
Total	**5**	**6**	**7**	**7**	**5**	**9**	**39**

Note: Sum of complaints by basis will not equal total as a single complaint may be on the basis of multiple protected classes.
Sources: Fair Housing Advocates of Northern California (FHANC), 2020-21.

The HCD Data Viewer records HUD fair housing inquiries. Fair housing inquiries are not official fair housing cases but can be used to identify concerns about possible discrimination. According to 2013-2021 HUD data, there were 0.15 inquiries per 1,000 persons in San Anselmo. The fair housing inquiry rate in the Town is similar to the nearby jurisdictions of Fairfax, Larkspur, and Ross, and lower than San Rafael and Corte Madera. There were two total inquiries from San Anselmo residents during this period, one related to disability status and one related to sex.

Fair Housing Testing

Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

Regional Trends

During the 2018-2019 FY, FHANC conducted email testing, in-person site, and phone testing for the County. FHANC conducted 60 email tests to "test the assumption of what ethnicity or race the average person would associate with each of the names proposed." Email testing showed clear differential treatment favoring the White tester in 27 percent of tests, discrimination based on income in 63 percent of tests, and discrimination based on familial status in 7 percent of tests. Three paired tests (6 tests total) also showed discrimination based on both race and source of income. In 80 percent of tests (24 of 30 paired tests), there was some discrepancy or disadvantage for African American testers and/or testers receiving Housing Choice Vouchers (HCVs).3

In-person site and phone tests consisted of an African American tester and a White tester. Of the 10 paired in-person site and phone tests conducted, 50 percent showed differential treatment favoring the White tester, 60 percent showed discrepancies in treatment for HCV recipients, and 30 percent showed discrimination on the basis of race and source of income.

The conclusions of the fair housing tests included in the 2020 AI are as follows:

- Housing providers make exceptions for White Housing Choice Voucher recipients, particularly in high opportunity areas with low poverty.
- Email testing revealed significant evidence of discrimination, with 27 percent of tests showing clear differential treatment favoring the White tester and 63 percent of tests showing at least some level of discrimination based upon source of income.
- Phone/site testing also revealed significant instances of discrimination: 50 percent of discrimination based upon race and 60 percent based on source of income.

In Fiscal Year 2018 to 2019, Fair Housing Advocates of Marin (FHAM) conducted systemic race discrimination investigations as well as complaint-based testing, with testing for race, national origin, disability, gender, and familial status discrimination. FHAM monitored Craigslist for discriminatory advertising, with the additional recently added protection for individuals using housing subsidies in unincorporated parts of Marin. FHAM notified 77 housing providers in Marin during the year regarding discriminatory language in their advertisements.

The 2020 State AI did not report any findings on fair housing testing. However, the AI concluded that community awareness of fair housing protections correlates with fair housing testing as testing is often complaint-based, like it is for FHAM in Marin County. According to the 2020 State AI, research indicates that persons with disabilities are more likely to request differential treatment to ensure equal access to housing, making them more likely to identify discrimination. The 2020 State AI highlighted the need for continued fair housing outreach, fair housing testing, and trainings to communities across California, to ensure the fair housing rights of residents are protected under federal and state law. The 2020 State AI recommended that the state support the increase of fair housing testing to identify housing discrimination.

The 2020 State AI also reported findings from the 2020 Community Needs Assessment Survey. Respondents felt that the primary bases for housing discrimination were source of income, followed by discriminatory landlord practices, and gender identity and familial status. These results differ from the most commonly cited reason for discrimination in complaints filed with DFEH and FHANC. The State survey also found that most (72 percent) respondents who had felt discriminated against did "nothing" in response. According to the 2020 State AI, "fair housing education and enforcement through the complaint process are areas of opportunity to help ensure that those experiencing discrimination know when and how to seek help."

3 The Housing Choice Voucher (HCV) Program is the federal government's major program for assisting very low-income families, the elderly, and persons with disabilities to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Participants are free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Participants issued a housing voucher are responsible for finding a suitable housing unit of their choice where the owner agrees to rent under the program. A housing subsidy is paid to the landlord directly by the local Public Housing Agency (PHA) on behalf of the participant. The participant then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Beginning on January 1, 2020, housing providers, such as landlords, cannot refuse to rent to someone, or otherwise discriminate against them, because they have a housing subsidy, such as a Housing Choice Voucher, that helps them to afford their rent.

Local Trends

During the 2018-2019 FY, FHANC conducted email testing in San Anselmo. FHANC conducted eight email tests to "test the assumption of what ethnicity or race the average person would associate with each of the names proposed." Email testing showed clear differential treatment favoring the White tester in 50 percent of tests, discrimination based on income in 75 percent of tests, and there was also clear differential treatment based upon familial status. Four paired tests showed clear differential treatment based upon race and two paired tests based upon source of income.

In 100 percent of tests (eight of eight paired tests), there was some discrepancy or disadvantage for African American testers and/or testers receiving Housing Choice Vouchers (HCVs).

Fair Housing Education and Outreach

Regional Trends

As stated earlier, the 2020 State AI has concluded that fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. FHANC organizes an annual fair housing conference and resource fair for housing providers and advocates. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. The Marin Housing Authority website includes the following information in 103 languages:

- Public Housing, including reasonable accommodations, grievance procedures, transfer policies, Section 3, maintenance service charges, fraud and abuse, resident newsletters, forms and other resources;
- HCVs, including for landlords, participants, fraud and abuse and voucher payment standards;
- Waitlist information and updates;
- Resident Services, including the Supportive Housing Program and Resident Advisory Board;
- Homeownership including Below Market Rate Homeownership Program, Residential Rehab Loan Program, Mortgage Credit Certification Program and the Section 8 Homeownership Program;
- Announcements and news articles, Agency reports and calendar of events.

The County established a Fair Housing Community Advisory Group in 2016. The Community Advisory Group provides advice and feedback on community engagement and communication strategies to County staff, participates in inclusive discussions on fair housing topics, identifies fair housing issues and contributing factors, and assists in developing solutions to mitigate fair housing issues. The County also established a Fair Housing Steering Committee consisting of 20 members representing public housing, faith-based organizations, the Marin Housing Authority, Asian communities, cities and towns, African American communities, business, persons with disabilities, children, legal aid, persons experiencing home- lessness, Latino communities, and philanthropy. The Steering Community advises on community engagement strategies, identifies factors contributing to fair housing impediments, incorporates community input and feedback, and provides information on a variety of housing topics to inform actions and implementation plans.

From 2017 to 2018, Fair Housing Advocates of Marin (FHAM) educated 221 prospective homebuyers; trained 201 housing providers on fair housing law and practice, a 28 percent increase from the previous fiscal year. From 2017 to 2018, FHAM also reached 379 tenants and staff from service agencies through fair housing presentations and 227 community members through fair housing conferences (a 37 percent increase); distributed 4,185 pieces of literature; had 100 children participate in our annual Fair Housing Poster Contest from 10 local schools and 16 students participate in our first Fair Housing Poetry Contest from 11 local schools; and offered Storytelling shows about diversity and acceptance to 2,698 children attending 18 Storytelling shows.

As of 2021, FHAM agency reaches those least likely to apply for services through the following: ·

- Translating most of its literature into Spanish and some in Vietnamese;
- Continuing to advertise all programs/services in all areas of Marin, including the Canal, Novato, and Marin City, areas where Latinx and African-American populations are concentrated and live in segregated neighborhoods;
- Maintaining a website with information translated into Spanish and Vietnamese;
- Maintaining bilingual staff: As of 2021, FHAM has three bilingual Spanish speakers who offer intake, counseling, education and outreach to monolingual Spanish speakers; in addition, they have one staff member who is bilingual in Mandarin and another in Portuguese;
- Maintaining a TTY/TDD line to assist in communication with clients who are deaf/hard of hearing · Offering translation services in other languages when needed;
- Conducting outreach and fair housing and pre-purchase presentations in English and Spanish;
- Collaborating with agencies providing services to all protected classes, providing fair housing education to staff and eliciting help to reach vulnerable populations – e.g. Legal Aid of Marin, the Asian Advocacy Project, Canal Alliance, ISOJI, MCIL, Sparkpoint, the District Attorney's Office, Office of Education, and the Marin Housing Authority.

Local Trends

As previously described in the Public Outreach Chapter, the Town held a series of Virtual Community Meetings and Housing Element Advisory Committee (HEAC) meetings. Both the Virtual Community Meetings and the HEAC meetings included an overview of fair housing issues, what AFFH is and how it relates to the Town, current conditions within the Town and potential actions to address AFFH issues. The Town is committed to continuing to engage the segments of the population that reside in the neighborhoods with a lower access to opportunity and more fair housing impediments for ongoing input related to housing and community development needs and access to opportunities. This includes access to economic, environmental, educational and transportation opportunities. The Town intends to complete additional outreach as it works to obtain certification of this Housing Element as well as continuing community engagement during the planning period.

Integration and Segregation

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. For example, prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with "doubling up"- households with extended family members and non-kin.4 These factors have also been associated with ethnicity and race. Other studies have also found minorities tend to congregate in metropolitan areas though their mobility trend predictions are complicated by economic status (minorities moving to the suburbs when they achieve middle class) or immigration status (recent immigrants tends to stay in metro areas/ports of entry).5

To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community. The index ranges from 0 to 100, with 0 denoting no segregation and 100 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, if an index score above 60, 60 percent of people in the specified area would need to move to eliminate segregation.6 The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

4 Harvey, H., Duniforn, R., & Pilkauskas, N. (2021). Under Whose Roof? Understanding the living arrangements of children in doubled-up households. Duke University Press, 58 (3): 821–846. https://doi.org/10.1215/00703370-9101102

5 Sandefur, G.D., Martin, M., Eggerling-Boeck, J. , Mannon, S.E., & .Meier, A.M. (2001). An overview of racial and ethnic demographic trends. In N. J. Smelser, W.J. Wilson, & F. Mitchell (Eds.) America becoming: Racial trends and their consequences. (Vol I, pp. 40-102). National Academy Press Washington, D.C. .

6 Massey, D.S. and N.A. Denton. (1993). American Apartheid: Segregation and the Making of the Underclass. Cambridge, MA: Harvard University Press.

Regional Trends

Non-Hispanic Whites make up 71.2 percent of Marin County's population, a significantly larger share than in the Bay Area region[7], where only 39 percent of the population is non-Hispanic White. The next largest racial/ethnic group in Marin County is Hispanic/Latino, making up 16 percent of the population, followed by Asian population (5.8 percent), and population of two or more races (3.8 percent) (*Table 7.3*). Of the selected jurisdictions surrounding San Anselmo, San Rafael has the most concentrated Hispanic population, where 31 percent of residents are Hispanic or Latino, while Ross has the smallest Hispanic population of only 3.5 percent (and inversely the largest White population of 89 percent). These trends differ from the Bay Area, where Asians make up the second largest share of the population (27 percent). While Asians make up the third largest share of the population in Marin County, they account for only six percent of the population.

Table 7.3: Racial Composition in Neighboring Cities and County (2019)

Race	Bay Area[10]	Marin County	San Anselmo	Corte Madera	Fairfax	Larkspur	Ross	San Rafael
White, non-Hispanic	3,030,040 (39.3%)	185,079 (71.2%)	10,759 (85.9%)	7,723 (78.5%)	6,237 (82.3%)	9,597 (77.9%)	2,040 (89.1%)	33,502 (57.0%)
Black or African American, non-Hispanic	447,182 (5.8%)	5,459 (2.1%)	100 (0.8%)	226 (2.3%)	30 (0.4%)	86 (0.7%)	69 (3.0%)	764 (1.3%)
American Indian and Alaska Native, non-Hispanic	15,420 (0.2%)	520 (0.2%)	N/A	N/A	N/A	49 (0.4%)	N/A	59 (0.1%)
Asian, non-Hispanic	2,058,577 (26.7%1)	15,077 (5.8%)	413 (3.3%)	600 (6.1%)	326 (4.3%)	665 (5.4%)	87 (3.8%)	3,938 (6.7%)
Native Hawaiian and Other Pacific Islander, non-Hispanic	N/A	260 (0.1%)	N/A	N/A	30 (0.4%)	12 (0.1%)	N/A	N/A
Some other race, non-Hispanic	N/A	2,339 (0.9%)	38 (0.3%)	157 (1.6%)	N/A	62 (0.5%)	N/A	234 (0.4%)
Two or more races, non-Hispanic	N/A	9,878 (3.8%)	326 (2.6%)	433 (4.4%)	242 (3.2%)	493 (4.0%)	11 (0.5%)	1,998 (3.4%)
Hispanic or Latino	1,811,856 (23.5%)	41,591 (16.0%)	698 (7.1%)	698 (7.1%)	712 (9.4%)	1,355 (11.0%)	80 (3.5%)	18,220 (31.0%)
Total	**7,710,026**	**259,943**	**12,525**	**9,838**	**7,578**	**12,319**	**2,290**	**58,775**

1. The "Bay Area" data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.
2. Asian and Pacific Islander combined; ABAG Data Package presented data with some races combined.
Sources: American Community Survey, 2015-2019 (5-Year Estimates). ABAG Housing Needs Data Package.

As explained above, dissimilarity indices measure segregation, with higher indices signifying higher segregation. In Marin County, all minority (non-White) residents combined are considered moderately segregated from White residents, with an index score of 42.6 in 2020 (*Table 7.4).* Since 1990, segregation between non-White (all non-white residents combined) and White residents has increased. Dissimilarity indices between Black, Hispanic, Asian/Pacific Islander, and White residents have also increased since 1990, indicating that Marin County has become increasingly racially segregated. Based on HUD's definition of the index, Black and White residents are highly segregated and Hispanic and White residents are moderately segregated, while segregation between Asian/Pacific Islander and White residents is considered low.

Table 7.4: Dissimilarity Indices for Marin County (1990-2020)

	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	31.63	34.08	35.21	42.61
Black/White	54.90	50.87	45.61	57.17
Hispanic/White	36.38	44.29	44.73	49.97
Asian or Pacific Islander/White	19.64	20.13	18.55	25.72

Sources: HUD Dissimilarity Index, 2020.

7 The "Bay Area" data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

In California, based on the figures provided in the 2020 State AI, segregation levels between non-White and White populations were moderate in both entitlement and non-entitlement areas. However, segregation levels in non-entitlement areas are slightly higher with a value of 54.1, compared to 50.1 in entitlement areas. Segregation trends Statewide show an increase in segregation between non-White and White populations between 1990 and 2017 in both entitlement and non-entitlement areas. The 2020 State AI found that California's segregation levels have consistently been most severe between the Black and White populations, a trend paralleled in Marin County. Also, like Marin County, State trends show Asian or Pacific Islander and White residents are the least segregated when compared to other racial and ethnic groups, but levels are still increasing.

Figure 7.2 and *Figure 7.3* below compare the concentration of minority populations in Marin County and the adjacent region by census block group8 in 2010 and 2018. Since 2010, concentrations of racial/ethnic minority groups have increased in most block groups regionwide. In Marin County, non-White populations are most concentrated along the eastern County boundary, specifically in North and Central Marin in the cities of San Rafael, Novato, and the unincorporated communities of Marin City and San Quentin (where a State Prison is located). Red block groups indicate that over 81 percent of the population in the tract is non-White. While non-White populations appear to be increasing across the Marin region, these groups are generally concentrated within the areas described above. However, minorities are more highly concentrated in jurisdictions east and south of Marin County. Most of the block groups along the San Pablo Bay and San Francisco Bay shores in Solano, Contra Costa, Alameda, and San Francisco County have higher concentrations of minorities (over 61 percent) compared to North Bay counties (Marin, Sonoma, and Napa).

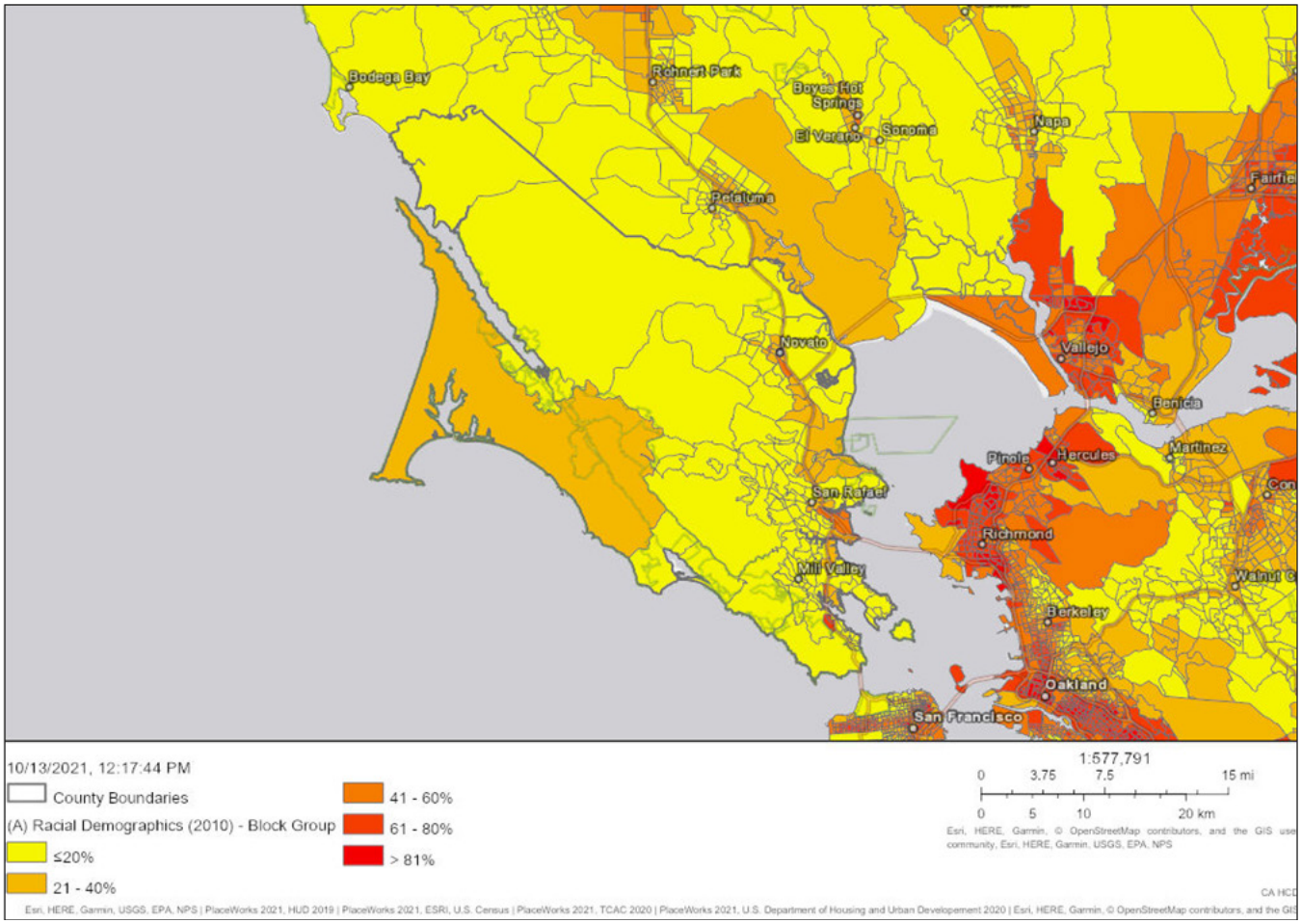


Figure 7.2: Regional Racial/Ethnic Minority Concentrations by Block Group (2010)

8 Block groups (BGs) are the next level above census blocks in the geographic hierarchy (census blocks are the smallest geographic area for which the Bureau of the Census collects and tabulates decennial census data). A BG is a combination of census blocks that is a subdivision of a census tract or block numbering area (BNA). A county or its statistically equivalent entity contains either census tracts or BNAs; it can not contain both. The BG is the smallest geographic entity for which the decennial census tabulates and publishes sample data.

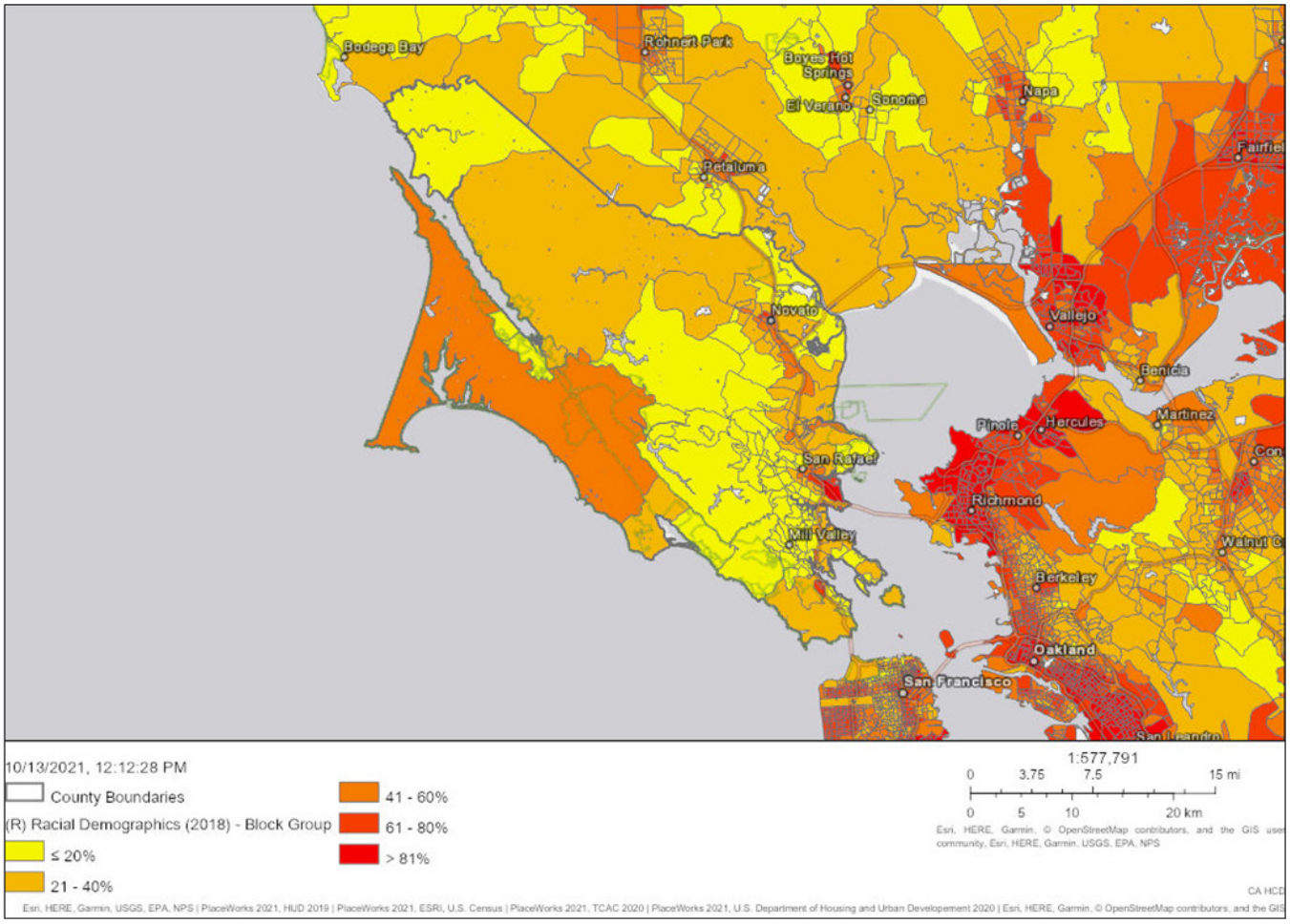


Figure 7.3: Regional Racial/Ethnic Minority Concentrations by Block Group (2018)

Figure 7.4 shows census tracts in Marin County and the neighboring region by predominant racial or ethnic groups. The intensity of the color indicates the population percentage gap between the majority racial/ethnic group and the next largest racial/ethnic group. The higher the intensity of the color, the higher the percentage gap between the predominant racial/ethnic group and the next largest racial/ethnic group. The darkest color indicator for each race indicates that over 50 percent of the population in that tract is of a particular race/ethnicity. Gray indicates a White predominant tract, green indicates a Hispanic predominant tract, purple indicates an Asian predominant tract, and red indicates a Black predominant tract. There are only four tracts in the County with non-White predominant populations. Three tracts in Central Marin and one tract in Southern Marin have predominant non-White populations. Two tracts in San Rafael have Hispanic predominant populations (green), one of which has a Hispanic population exceeding 50 percent (90 percent, darkest green), and one tract in the unincorporated San Quentin community has a Black predominant population (40 percent, red). In Southern Marin, one tract in unincorporated Marin City has a Black majority population (41 percent, red). In all other tracts countywide, Whites are the predominant race (grey). By comparison, many census tracts in Solano, Contra Costa, Alameda and San Francisco county have predominant minority populations (shades of purple, green, and red).

Marin City, historically an African American enclave, has experienced significant declines in the localAfrican American population. In 1990, the community was about 90 percent Black/African American, and is currently around 28 percent.

The COVID-19 pandemic has accelerated these trends, highlighting communities that are increasingly at risk for higher infection rates. Hispanic/ Latino populations represent about 16 percent of the County and 34 percent of Rental Assistance requests, while Black/African American residents represent about two percent of rental assistance requests.

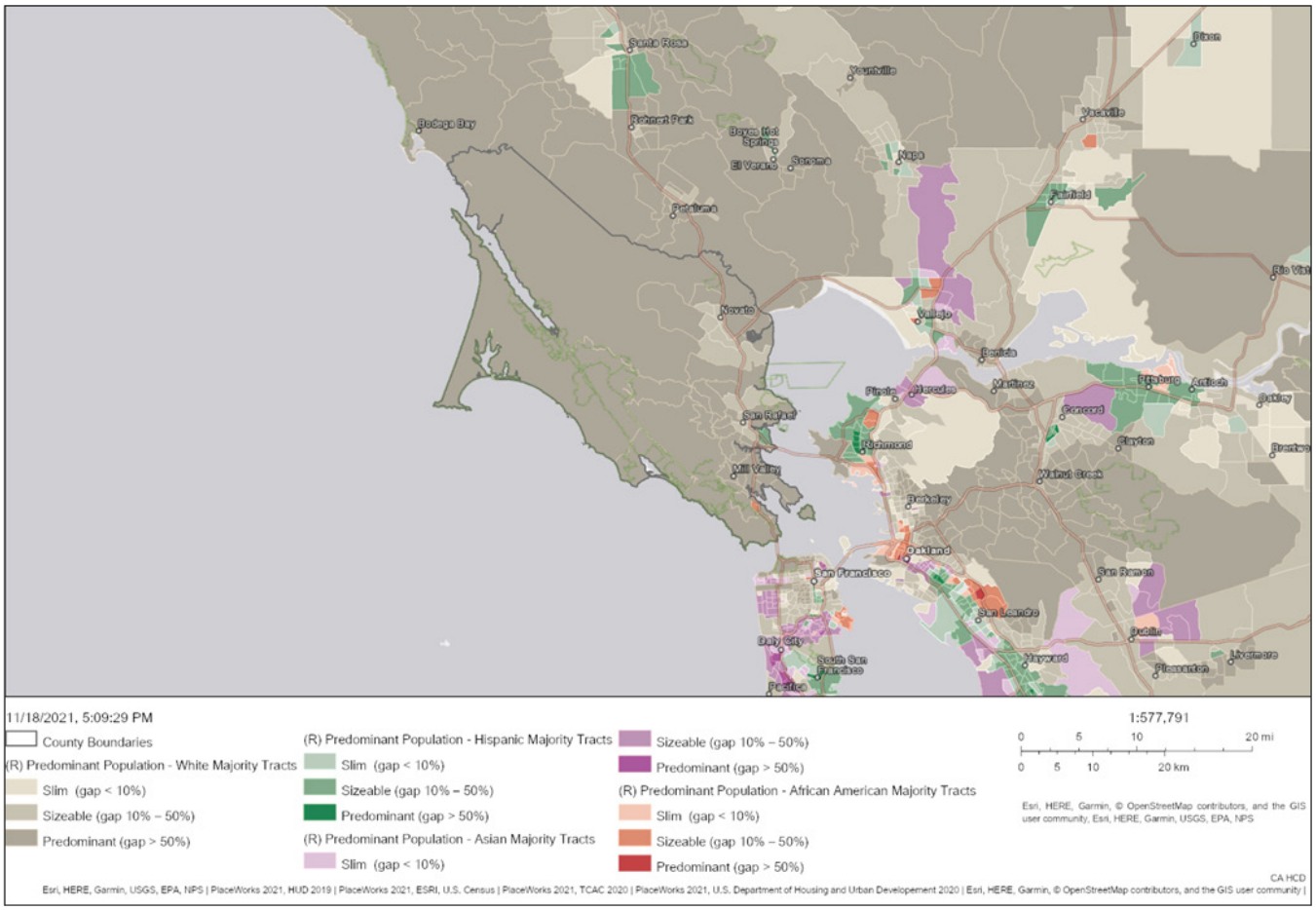


Figure 7.4: Regional Racial/Ethnic Majority Tracts (2018)

Local Trends

Like the County, San Anselmo's population is mostly White (85.9 percent). As presented in *Table 7.5*, the Town's White population increased from 83.4 percent in 2010, while the Hispanic/Latino decreased from 7.4 percent in 2010 to 7.1 percent in 2019. Since 2010, the Asian population also decreased, currently representing 3.3 percent of the population. The share Black/African American residents, American Indian/Alaska Native residents, and residents of two or more races has also decreased during this period. the population, but 8.5 percent of Rental Assistance requests.

Table 7.5: Change in Racial/Ethnic Composition (2010-2019)

	2010		2019	
	Persons	Percent	Persons	Percent
White, non-Hispanic	10,174	83.4%	10,765	85.9%
Black or African American, non-Hispanic	118	1.0%	96	0.8%
American Indian and Alaska Native, non-Hispanic	12	0.1%	0	0.0%
Asian, non-Hispanic	620	5.1%	418	3.3%
Some other race, non-Hispanic	8	0.1%	32	0.3%
Two or more races, non-Hispanic	371	3.0%	330	2.6%
Hispanic or Latino	900	7.4%	884	7.1%
Total	**12,203**	**100.0%**	**12,525**	**100.0%**

Sources: 2006-2010 and 2015-2019 ACS (5-Year Estimates).

ABAG provides segregation analyses for Bay Area jurisdictions for the purpose of this AFFH assessment. According to this report, dissimilarity indices between the population of people of color and White population of San Anselmo are lower than the Bay Area average (*Table 7.6*). Between 2000 to 2020, the White and non-White communities in San Anselmo have become less segregated, and segregation between White and non-White groups townwide is considered low based on HUD's definitions for dissimilarity indices. Asian/Pacific Islander and White communities have become slightly more segregated during this period, while segregation between Black/African American, Latinx vs. White communities has generally remained constant. However, dissimilarity indices for San Anselmo may be inaccurate due to the small non-White populations residing in the Town.

Table 7.6: Dissimilarity Indices for San Anselmo (2000-2020)

	San Anselmo			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	17.8*	15.8*	18.6*	18.5*
Black/African American vs. White	19.4*	3.4*	19.2*	24.4*
Latinx vs. White	3.2*	5.1	3.3	20.7
People of Color vs. White	8.8	8.0	5.9	16.8

** Index based on racial group making up less than 5 percent of jurisdiction population. Estimates may be unreliable.*
Source: ABAG/MTC AFFH Segregation Report, 2022.

As presented in *Figure 7.5*, the entirety of San Anselmo is predominantly White, consistent with the surrounding jurisdictions.

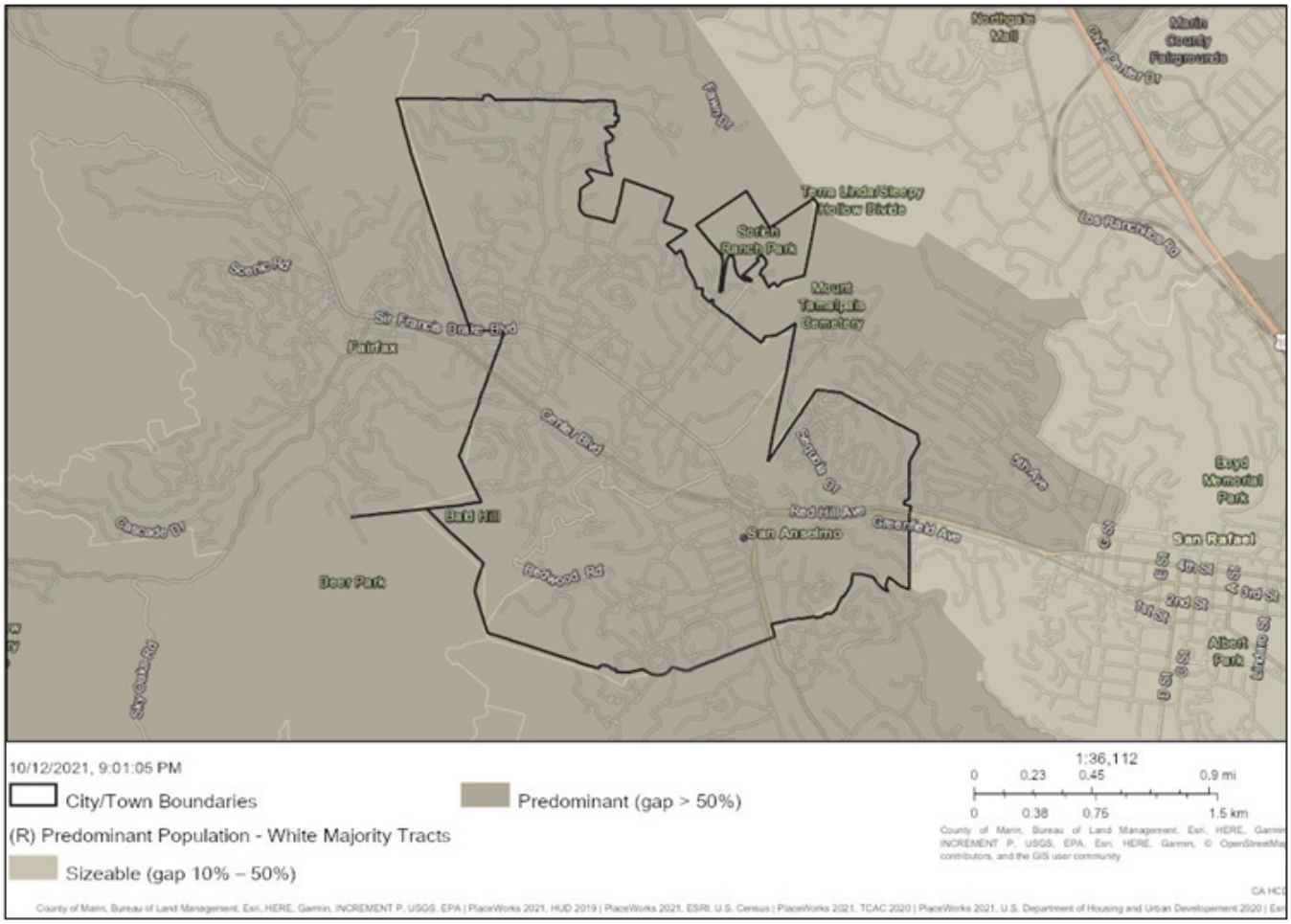


Figure 7.5: Racial/Ethnic Majority Tracts (2018)

Figure 7.6 shows the racial/ethnic minority population by block group and the sites inventory used to meet the Town's RHNA. Racial/ethnic minority residents represent less than 20 percent of the population in all nine block groups that make up the Town. All block groups have remained predominantly White since 2010, while block groups in San Rafael, northeast of the Town, have seen growing populations of people of color. As discussed previously, the White population townwide has increased since 2010.All units of all income levels generated from the RHNA opportunity sites are located in census tracts which all contain less than or equal to 20 percent non-white populations.

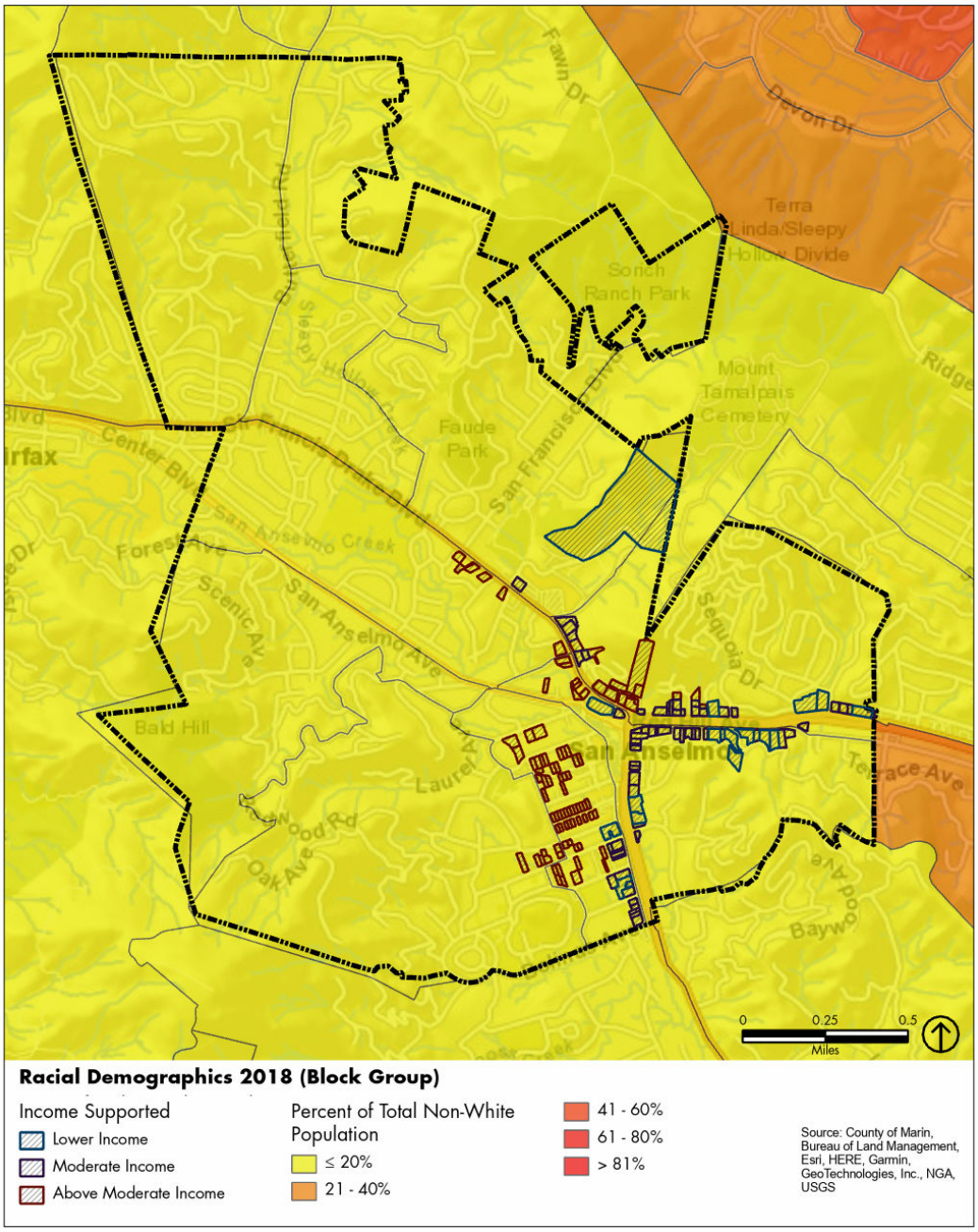


Figure 7.6: Sites Inventory and Racial/Ethnic Minority Population by Block Group (2018)

Persons with Disabilities

Persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limits their housing options. Persons with disabilities also tend to be more susceptible to housing discrimination due to their disability status and required accommodations associated with their disability. **Actions outlined in program 7.2 will support persons with disabilities in ensuring that new housing developments are accessible and affordable.**

Regional Trends

Marin County's population with a disability[9] is similar to that in the Bay Area. As presented in *Table 7.7,* in Marin County, 9.1 percent of the population has a disability, compared to 9.6 percent in the Bay Area. Black or African American, American Indian and Alaska Native, and non-Hispanic White populations experience disabilities at the highest rates in both the Bay Area and the County (16 percent, 18 percent, and 11 percent in the Bay Area and 15 percent, 12 percent, and 10 percent in Marin County, respectively). Nearly 37 percent of Marin County's population aged 75 and older and 14.6 percent aged 65 to 74 has one or more disability, lower shares than in the Bay Area. Ambulatory and independent living difficulties are the most common disability type in the County and Bay Area

According to the 2015-2019 ACS, populations of persons with disabilities in Marin County cities are generally consistent, ranging from 7.2 percent in Ross to 10 percent in Novato. *Figure 7.7* shows that less than 20 percent of the population in all tracts in the County have a disability. Persons with disabilities are generally not concentrated in one area in the region. *Figure 7.7* also shows that only few census tracts in the region have a population with a disability higher than 20 percent. However, multiple census tracts with a population with disabilities between 15 and 20 percent are concentrated along San Pablo Bay and San Francisco Bay in Napa, Contra Costa, and Contra Costa Valley.

Table 7.7: Populations of Persons with Disabilities – Marin County (2019)

	Bay Area	Marin County
	Percent with a Disability	Percent with a Disability
Civilian non-institutionalized population	9.6%	9.1%
Race/Ethnicity		
Black or African American alone	15.9%	14.8%
American Indian and Alaska Native alone	17.5%	12.1%
Asian alone	7.3%	7.3%
Native Hawaiian and Other Pacific Islander alone	9.3%	0.8%
Some other race alone	6.8%	4.7%
Two or more races	8.2%	8.9%
White alone, not Hispanic or Latino	11.3%	9.9%
Hispanic or Latino (of any race)	7.9%	6.1%
Age		
Under 5 years	0.6%	0.7%
5 to 17 years	3.8%	2.9%
18 to 34 years	4.6%	5.9%
35 to 64 years	8.0%	6.1%
65 to 74 years	19.6%	14.6%
75 years and over	47.8%	36.8%
Type		
Hearing difficulty	2.7%	3.0%
Vision difficulty	1.7%	1.5%
Cognitive difficulty	3.7%	3.2%
Ambulatory difficulty	4.8%	4.3%
Self-care difficulty	2.2%	2.0%
Independent living difficulty	3.9%	4.3%

1. The "Bay Area" data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.
Sources: American Community Survey, 2015-2019 (5-Year Estimates).

9 The American Community Survey asks about six disability types: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Respondents who report anyone of the six disability types are considered to have a disability. For more information visit: https://www.census.gov/topics/health/disability/guidance/data-collection-acs.html#:~:text=Physical%20Disability%20Conditions%20that%20substantially,reaching%2C%20lifting%2C%20or%20carrying.

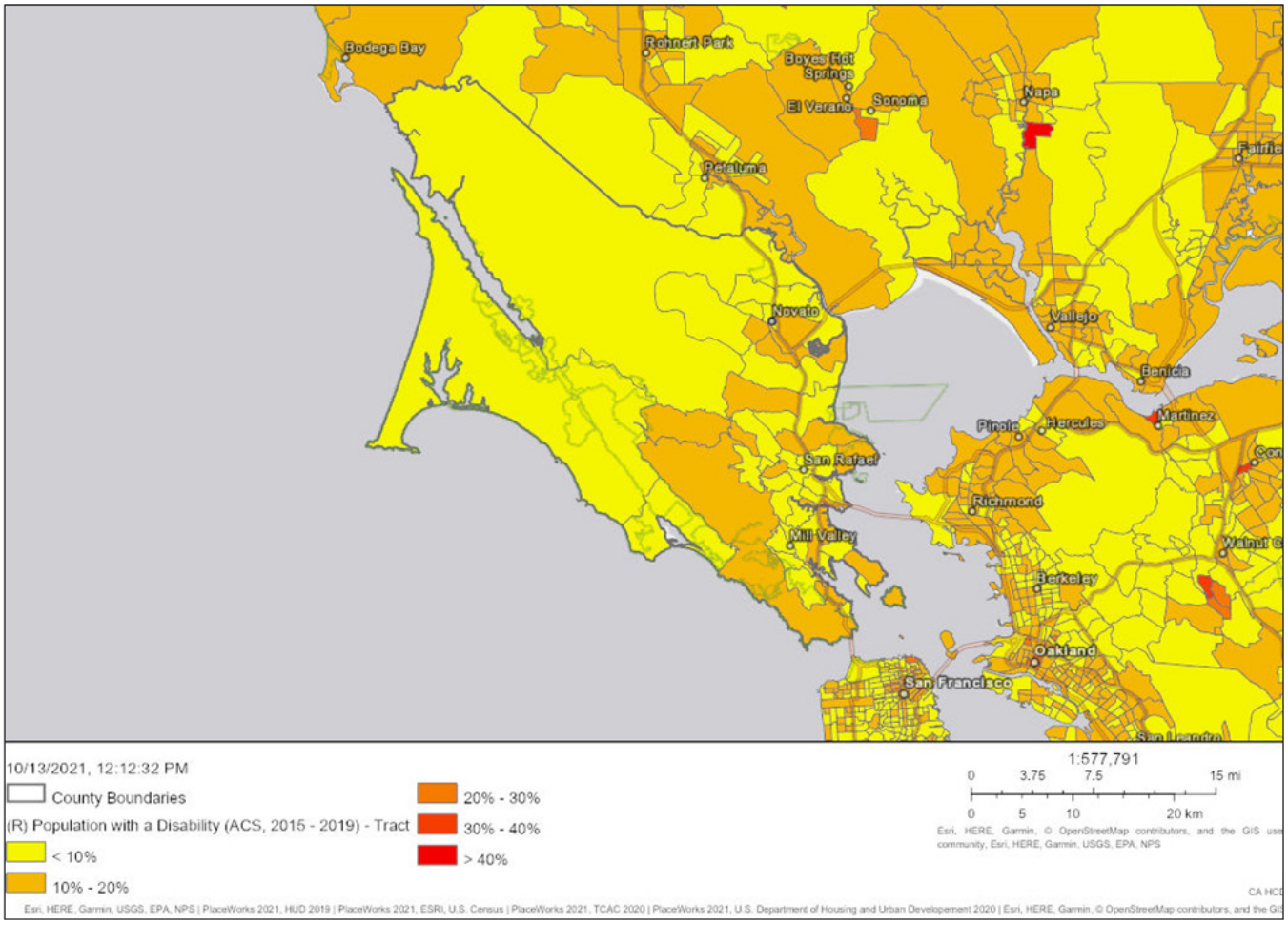


Figure 7.7: Sites Inventory and Racial/Ethnic Minority Population by Block Group (2018)

Local Trends

According to the 2015-2019 ACS, 7.6 percent of San Anselmo residents experience a disability, compared to 9.1 percent countywide. Disabilities are most common amongst elderly residents; approximately 39 percent of persons aged 75 and over and 11.5 percent of persons aged 64 to 74 experience a disability (*Table 7.8*). The most common disabilities in San Anselmo are ambulatory difficulties (3.6 percent) and hearing difficulties (3 percent). The population of persons with disabilities has generally remained constant since the 2008-2012 ACS (7.7 percent with disability). The proportion of elderly adults aged 65 and older who experience a disability in the Town is lower than the County, but a larger proportion of youths (5 to 17 years old) and young adults (18 to 34 years old) experience a disability. There is a significantly higher rate of Black/African American residents (13 percent) and residents of two or more races (15.8 percent) who experience a disability compared to other racial/ethnic groups in San Anselmo.

Table 7.8: Populations of Persons with Disabilities – San Anselmo (2019)

	Total Population	Percent with a Disability
Total civilian non-institutionalized population	12,487	7.6%
Race/Ethnicity		
Black or African American alone	92	13.0%
Asian alone	418	6.9%
Some other race alone	392	0.0%
Two or more races	342	15.8%
White alone, not Hispanic or Latino	10,735	7.8%
Hispanic or Latino (of any race)	880	2.8%
Age		
Under 5 years	562	0.0%
5 to 17 years	2,195	6.5%
18 to 34 years	1,571	2.5%
35 to 64 years	5,815	4.7%
65 to 74 years	1,520	11.5%
75 years and over	824	39.1%
Type		
Hearing difficulty	N/A	3.0%
Vision difficulty	N/A	2.1%
Cognitive difficulty	N/A	2.8%
Ambulatory difficulty	N/A	3.6%
Self-care difficulty	N/A	1.4%
Independent living difficulty	N/A	2.8%

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Figure 7.8 shows the population of persons with disabilities by census tract based on the 2015-2019 ACS. Three tracts make up San Anselmo: tract 1150 (northern San Anselmo), tract 1160 (central western San Anselmo), and tract 1170 (southern San Anselmo). Tract 1150 encompasses areas north of Sir Francis Drake Boulevard and Shaw Drive, including Sorich Ranch Park. It is important to note that this tract also encompasses much of the Sleepy Hollow community north of the Town.

The southern San Anselmo tract (tract 1170) has a higher concentration of persons with disabilities compared to the northern areas (tracts 1150 and 1160). According to the HCD AFFH Data Viewer, 11.4 percent of the population in tract 1170 experiences one or more disability, compared to only 7.5 percent in tract 1160 and 6.1 percent in tract 1150. This trend may be due to the distribution of elderly residents. According to the 2015-2019 ACS, tract 1170 has an elderly population of 21 percent compared to 17.8 percent in tract 1160 and 19.1 percent in tract 1150. There is also one subsidized housing project in the Town, Oak Hill Apartments. Oak Hill Apartments is located in the southern section of the Town and serves the developmentally disabled population. Oak Hill Apartments includes 14 units, 13 of which are affordable units.

Sites Inventory

The distribution of units selected to meet the Town's RHNA by income level and population of persons with disabilities is presented in *Table 7.9* and *Figure 7.8*. Most RHNA sites are located in the southern tract (1170). As such, 83 percent of units yielded from opportunity sites are located in the tract where more than 10 percent of the population experiences a disability. A larger share of above moderate-income (93.994 percent) and moderate-income (96.797 percent) units are in this tract compared to lower income units (74.567 percent).

Table 7.9: Distribution of Opportunity Site Units by Population of Persons with Disabilities

Percent with Disability (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<10%	117	33%	9	3%	13	6%	139	17%
10-20%	237	67%	262	97%	199	94%	698	83%
Total	**354**	**100%**	**271**	**100%**	**212**	**100%**	**837**	**100%**

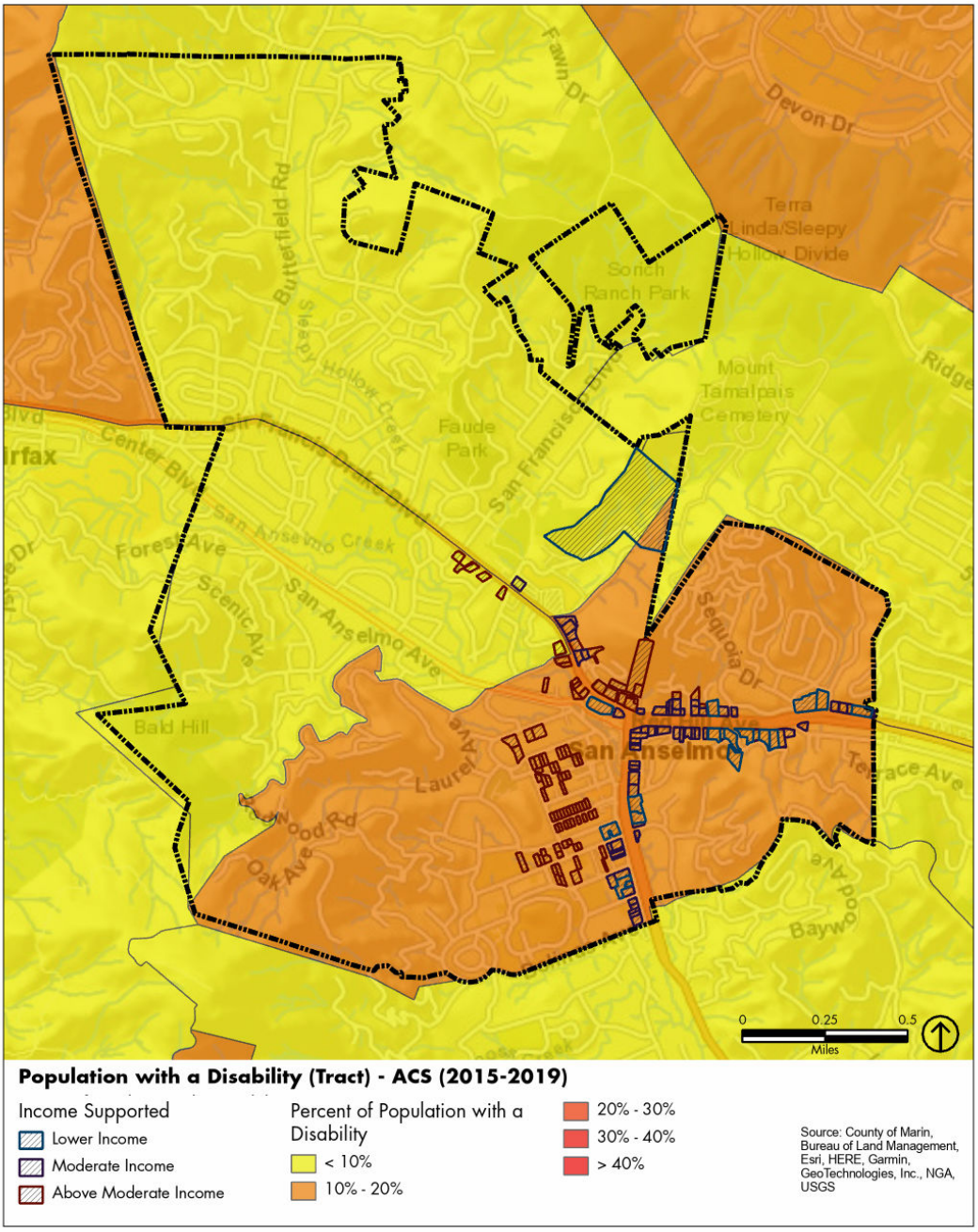


Figure 7.8: Sites Inventory and Concentration of Persons with Disabilities by Tract

Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers: the presence of children under the age of 18, pregnant persons, any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family through, e.g., birth, adoption, custody, or requiring families with children to live on specific floors or in specific buildings or areas. Single parent households are also protected by fair housing law.

Regional Trends

According to the 2019 ACS, there are slightly fewer households with children in Marin County than the Bay Area. About 27 percent of households in Marin County have children under the age of 18, with 21 percent married-couple households with children and six percent single-parent households (*Figure 7.9*). In the Bay Area, about 32 percent of households have children and like the County, most households with children are married-couple households. Within Marin County, the cities of Larkspur and Ross have the highest percentage of households with children (50.1 percent and 40.6 percent, respectively). Larkspur, Corte Madera, and San Rafael have concentrations of single-parent households exceeding the countywide average. *Figure 7.10* shows the distribution of children in married households and single female headed households in the region. Census tracts with high concentrations of children living in married couple households are not concentrated in one area of Marin County. Most census tracts have over 60 percent of children living in married-persons households. Regionally, children in married-person households are more common in inland census tracts (away from the bay areas). The inverse trend is seen for children living in single-parent female-headed households, is shown in *Figure 7.11*. In most tracts countywide, less than 20 percent of children live in female-headed households. Between 20 and 40 percent of children live in female-headed households in two tracts: one in Southern Marin in the unincorporated community of Marin City and one in West Marin near the unincorporated community of Bolinas. Regionally, tracts with a higher percentage of children in married-persons households are found along the San Pablo and San Francisco bays.

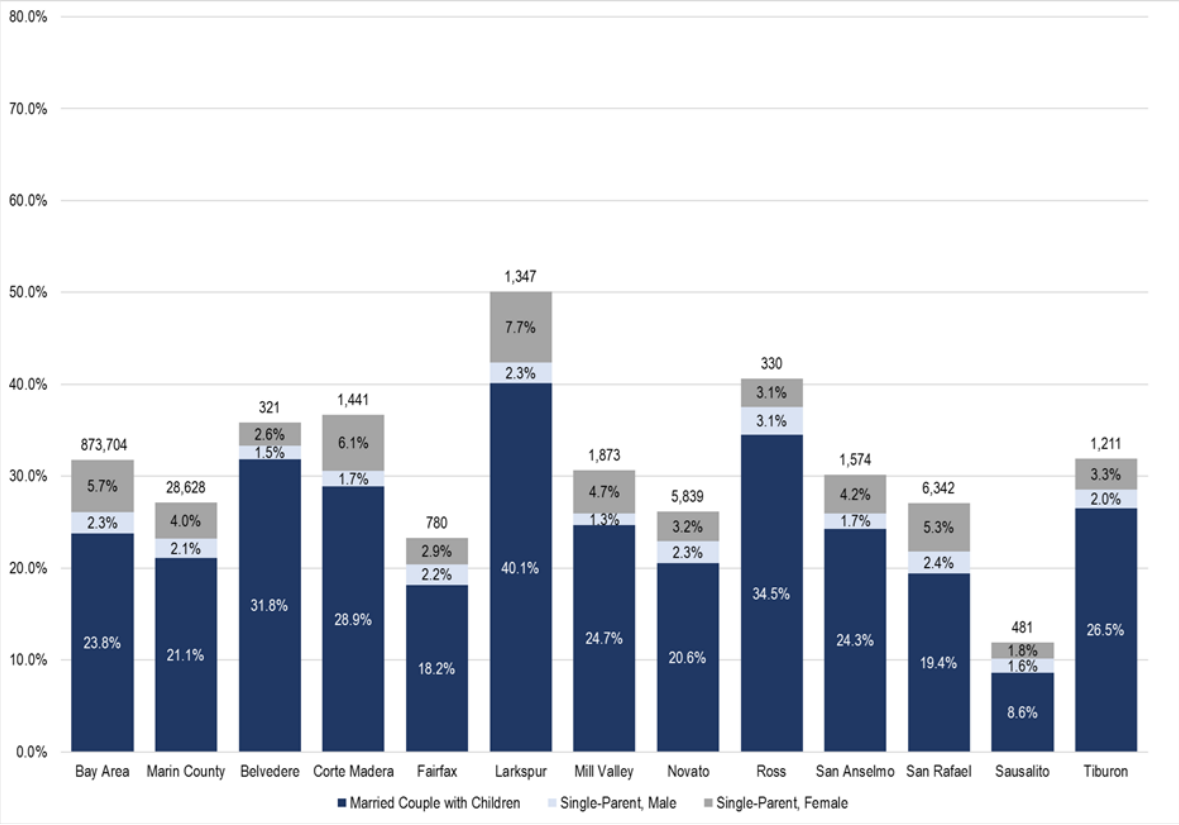


Figure 7.9: Households with Children in Marin County and Incorporated Cities (2019)
Source: American Community Survey, 2015-2019 ACS (5-Year Estimates)

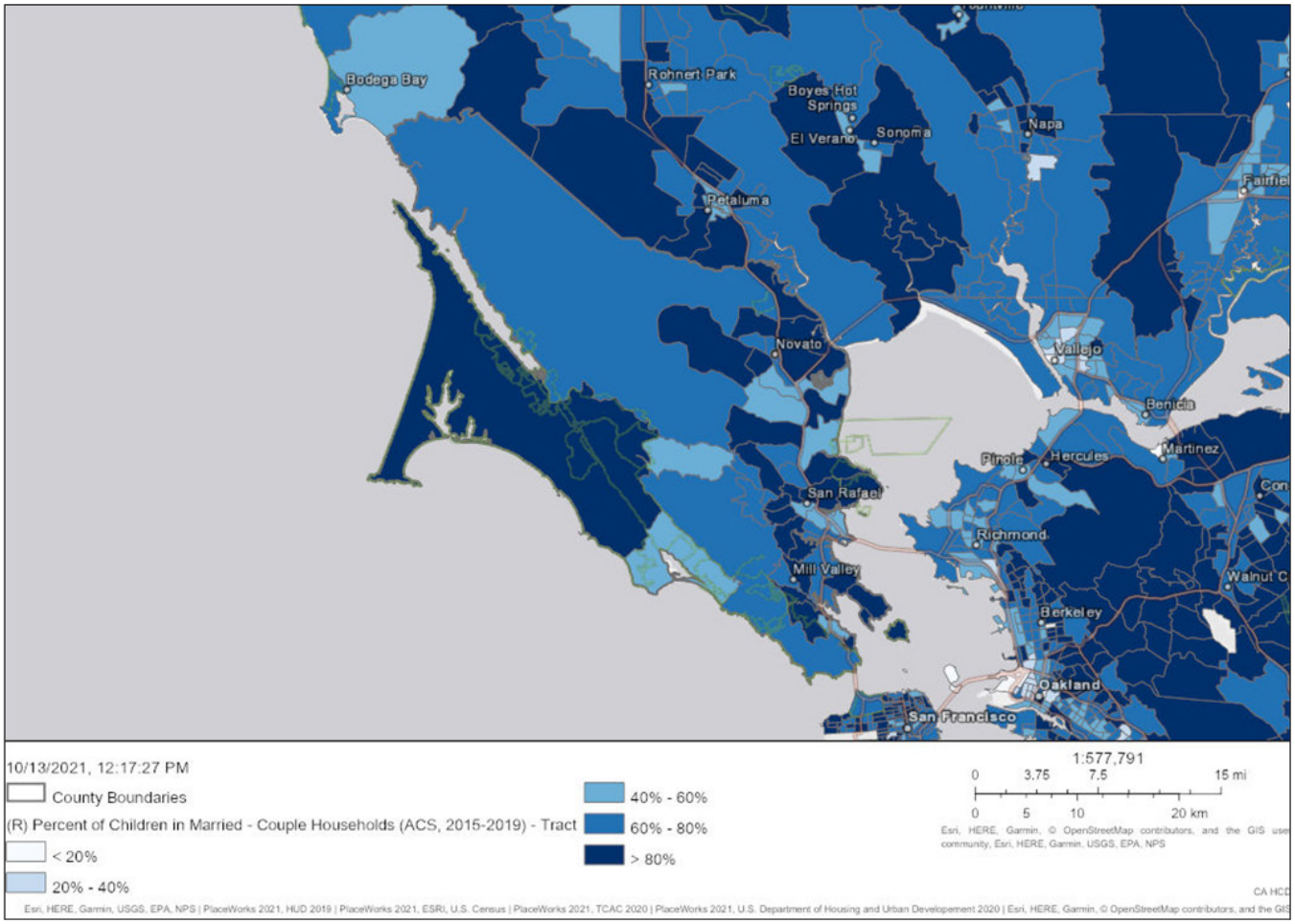


Figure 7.10: Regional Percent of Children in Married Couple Households by Tract (2019)

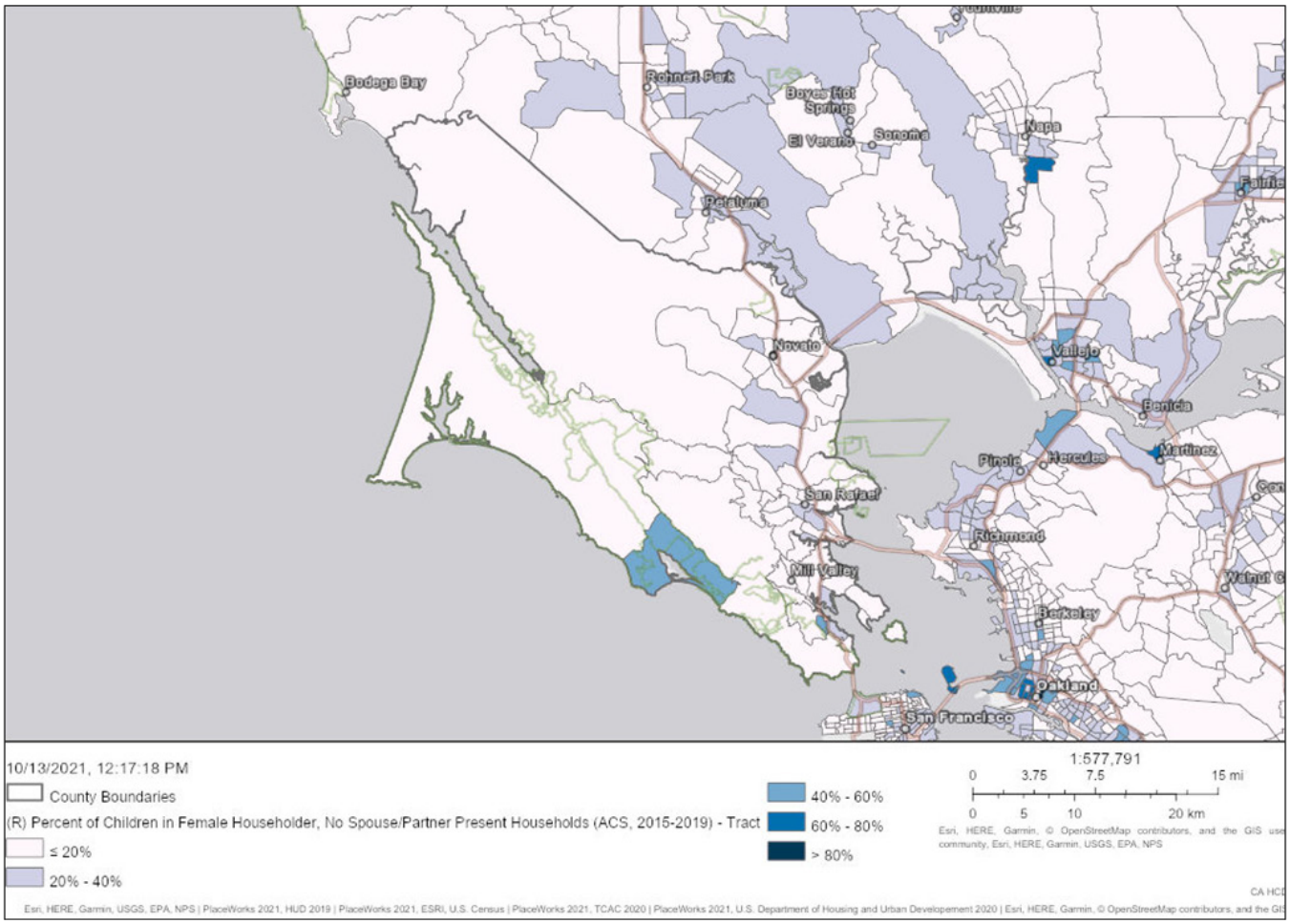


Figure 7.11: Regional Percent of Children in Female-Headed Households by Tract (2019)

Local Trends

San Anselmo has seen a decrease in households with children in recent years (*Table 7.10*). During the 2006-2010 ACS, there were 1,807 households with children representing 35.3 percent of all Town households. The most recent 2015-2019 ACS estimates show there is now 1,655 households with children in San Anselmo representing 31.7 percent of households townwide. Over five percent of households in the Town are single-parent households, most of which are female-headed single-parent households (3.5 percent). Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

Table 7.10: Change in Household Type – Households with Children (2006-2019)

Household Type	2006-2010		2015-2019		Percent Change
	Households	Percent	Households	Percent	
Married-couple family with children	1,283	25.1%	1,268	24.3%	-1.2%
Cohabiting couple with children	N/A	N/A	38	0.7%	N/A
Single-parent, male-headed	167	3.3%	87	1.7%	-47.9%
Single-parent, female-headed	343	6.7%	181	3.5%	-47.2%
Total Households with Children*	1,807	35.3%	1,655	31.7%	-8.4%
Total Households	**5,118**	**100.0%**	**5,219**	**100.0%**	**2.0%**

** Includes all households with one or more people under 18 years*
N/A: Data unavailable
Sources: American Community Survey, 2006-2010 and 2015-2019 (5-Year Estimates).

As shown in *Figure 7.12,* more than 80 percent of children in the northern and southern San Anselmo tracts live in married couple households compared to 69.8 percent of children in tract 1160 along the western Town boundary. Despite the smaller proportion of children living in married couple households in this tract, there are no concentrations of children living in single-parent female-headed households in the Town. In all San Anselmo tracts, fewer than 20 percent of children live in female-headed households. In tract 1160, 7.6 percent of children live in single-parent male-headed households, 13.2 percent live in single-parent female-headed households, and 9.4 percent live in cohabiting couple households. While the concentration of children in female-headed households in tract 1160 is comparable to tract 1150 (11.6 percent) and tract 1170 (10.3 percent), a larger proportion live in male-headed households and cohabiting couple households.

Sites Inventory

A majority of units yielded from opportunity sites units (98.1 percent) are in tracts where more than 80 percent of children live in married couple households including 89.3100 percent of lower income units, 100 percent of moderate-income units, and 94 percent of above moderate-income units (*Table 7.11* and *Figure 7.12*). This trend is consistent with the overall composition of the Town and does not disproportionately place units of any income level in tracts where fewer children live in female-headed households.

Table 7.11: Distribution of Opportunity Site Units by Percent of Children in Married Couple Households

Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
Units	Percent	Units	Percent	Units	Percent	Units	Percent
0	0%	0	0%	13	6%	13	2%
354	100%	271	100%	199	94%	824	98%
354	**100%**	**271**	**100%**	**212**	**100%**	**837**	**100%**

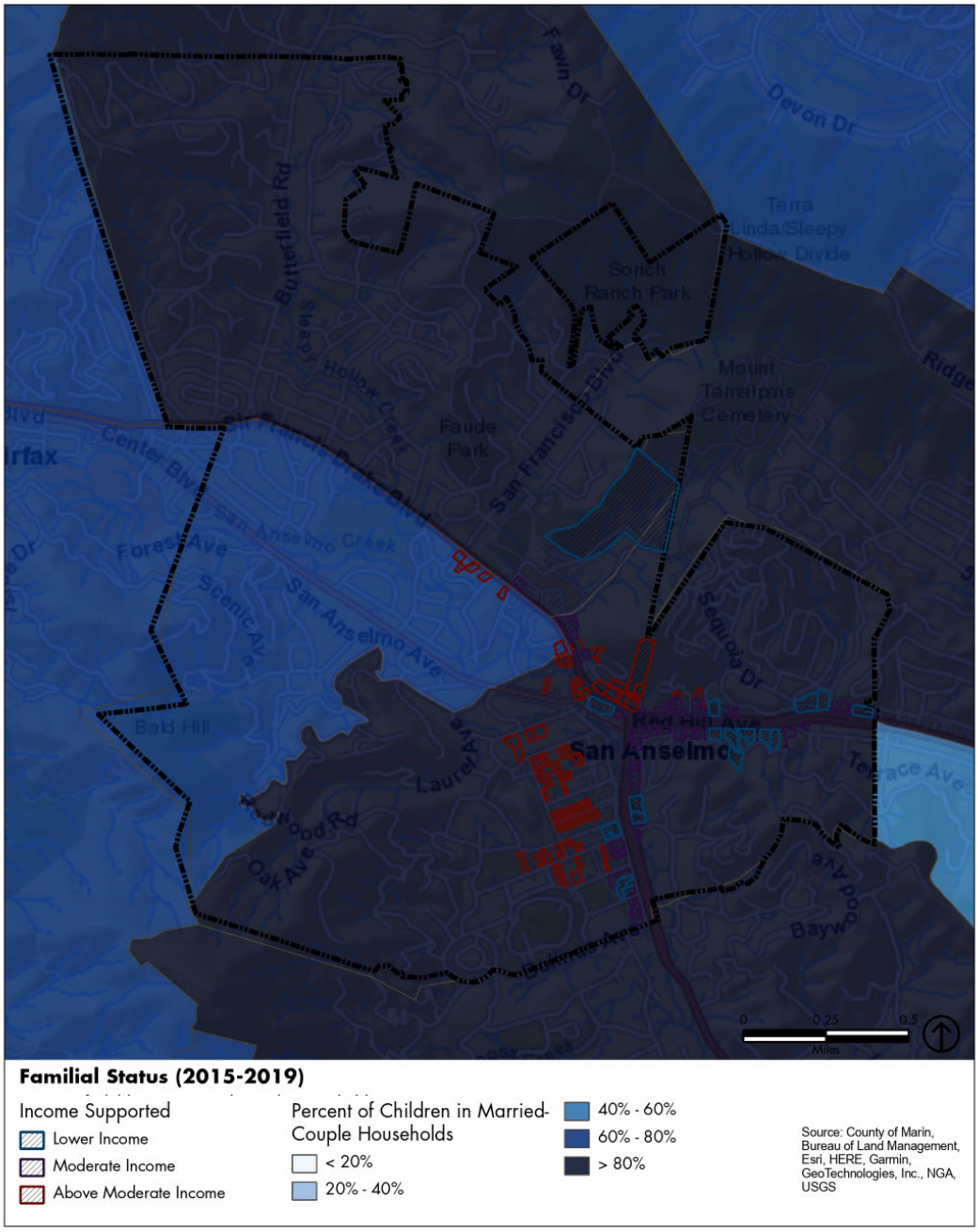


Figure 7.12: Sites Inventory and Percent of Children in Married Couple Households by Tract (2019)

Income Level

Identifying low or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the Area Median Income).

Regional Trends

According to Comprehensive Housing Affordability Strategy (CHAS)[10] data based on the 2017 ACS, 40.5 percent of Marin County households are low or moderate-income, earning 80 percent or less than the area median income (AMI) (*Table 7.12*). A significantly larger proportion of renter households in Marin County are LMI. Nearly 60 percent of renter households are considered LMI compared to only 29.8 percent of owner households. *Figure 7.13* shows that LMI populations are most concentrated in tracts in West Marin, North Marin (Novato), Central Marin (San Rafael), and the unincorporated communities of Marin City and Santa Venetia.

Table 7.12: Marin County Households by Income Category and Tenure (2017)

Income Category	Owner	Renter	Total
0%-30% of AMI	5,855 (8.7%)	9,763 (26.0%)	15,622 (14.9%)
31%-50% of AMI	5,720 (8.5%)	6,008 (16.0%)	11,743 (11.2%)
51%-80% of AMI	8,479 (12.6%)	6,609 (17.6%)	15,098 (14.4%)
81%-100% of AMI	5,653 (8.4%)	3,755 (10.0%)	9,331 (8.9%)
Greater than 100% of AMI	41,588 (61.8%)	11,415 (30.4%)	52,947 (50.5%)
Total	**67,295**	**37,550**	**104,845**

1. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas and uses San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties) for Marin County.

Sources: ABAG/MTC Housing Needs Data Workbook, 2021; HUD CHAS (based on 2013-2017 ACS), 2020.

10 Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low- income households.

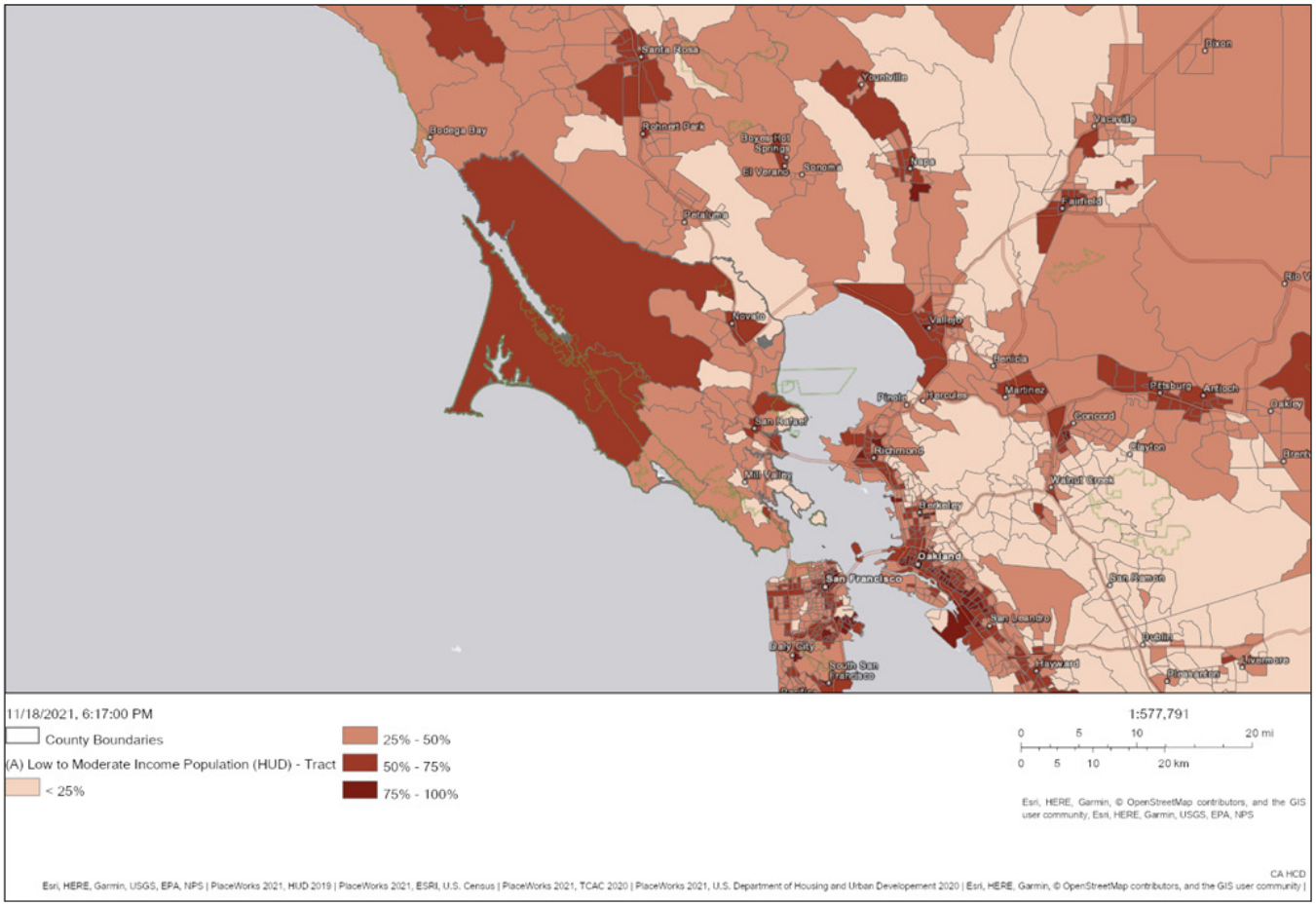


Figure 7.13: Regional Concentrations of LMI Households by Tract (2020)

Local Trends

The Town is characterized by a majority of owner-occupied households (76 percent). Nearly 55 percent of households in San Anselmo earn more than 100 percent of the area median income (AMI). However, a significantly larger proportion of owner-occupied households earn 100 percent of the AMI or more compared to renter-occupied households. Households earning less than 80 percent of the AMI are considered lower income households. Approximately 56 of renter households in the Town are lower income households compared to only 24 percent of owners. According to 2015-2019 ACS estimates, the median household income in San Anselmo is $128,212, higher than the County ($115,246) and neighboring cities of Fairfax ($104,122), Larkspur ($109,426) and San Rafael ($91,742), but lower than Ross ($224,500) and Tiburon ($154,915).

Figure 7.14 shows the LMI populations in San Anselmo by block group. A block group is considered an LMI area if more than 50 percent of households are low or moderate-income. There is only one block group in the Town, located in along the southern Town boundary, that is considered an LMI area. According to the HCD Data Viewer, 56 percent of households residing in this block group are low or moderate-income. The Oak Hills Apartment project is located in this block group. As discussed previously, the Oak Hills Apartments project has 13 affordable units and serves the developmentally disabled population. This is the only subsidized housing project in the Town and likely contributes to the concentration of LMI households in this block group. This block group is also located in the tract with the slightly larger population of persons experiencing disabilities (see *Figure 7.8)*.

Table 7.13: San Anselmo Households by Income Category and Tenure (2017)

Income Category	Owner	Renter	Total
0%-30% of AMI	337 (8.5%)	290 (23.1%)	626 (12.0%)
31%-50% of AMI	242 (6.1%)	130 (10.4%)	370 (7.1%)
51%-80% of AMI	381 (9.6%)	283 (22.6%)	663 (12.7%)
81%-100% of AMI	448 (11.3%)	245 (19.5%)	694 (13.3%)
Greater than 100% of AMI	2,561 (64.6%)	305 (24.3%)	2,865 (54.9%)
Total	**3,964**	**1,254**	**5,218**

Sources: ABAG/MTC Housing Needs Data Workbook, 2021; HUD CHAS (based on 2013-2017 ACS), 2020.

Sites Inventory

The distribution of RHNA units by census tract LMI population is presented in *Table 7.14* and *Figure 7.14*. All units yielded from opportunity sites units are in census tracts with LMI populations between 25-50 percent. The mix of income-levels will increase housing opportunities in the area and promote a mixed income community. The Town's strategy does not disproportionately place lower income units in LMI areas or exacerbate existing fair housing conditions.

Table 7.14: Distribution of Opportunity Site Units by LMI Household Concentration

LMI Households (Block Group)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<25%	0	0%	0	0%	0	0%	0	0%
25-50%	354	00%	271	100%	12	100%	837	100%
50-75%	0	7%	0	0%	0	0	0	0
Total	**354**	**100%**	**271**	**100%**	**212**	**100%**	**837**	**100%**

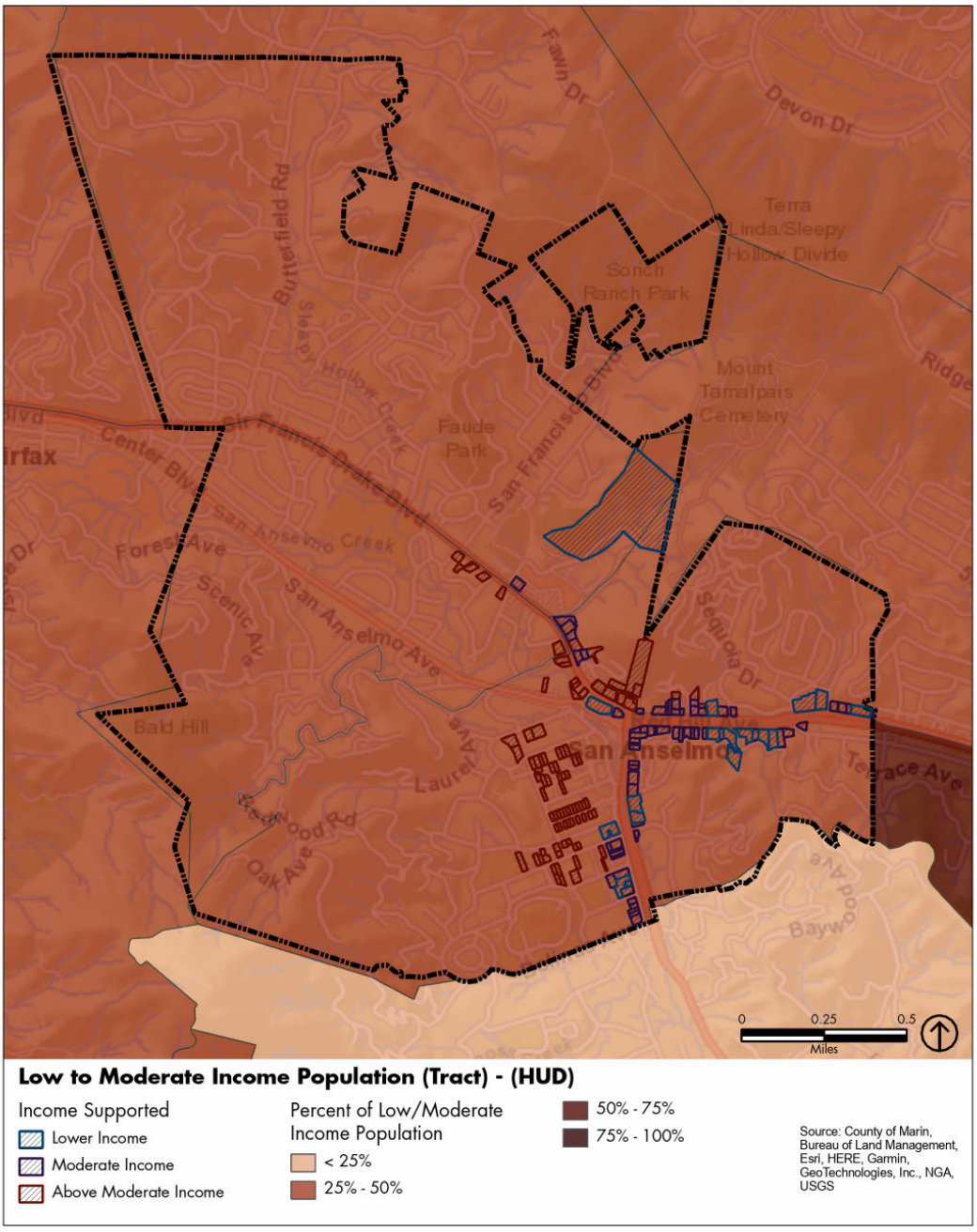


Figure 7.14: Sites Inventory and LMI Population by Block Group (2020)

Housing Choice Vouchers (HCV)

An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. The HCV program aims to encourage participants to avoid high-poverty neighborhoods and promote the recruitment of landlords with rental properties in low poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (SEMAPS) includes an "expanding housing opportunities" indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration[11]. In Marin County, the Landlord Partnership Program aims to expand rental opportunities for families holding housing choice vouchers by making landlord participation in the program more attractive and feasible, and by making the entire program more streamlined.

A study prepared by HUD's Development Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration and a negative association between rent and neighborhood poverty[12].This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

Regional Trends

As of December 2020, 2,100 Marin households received HCV assistance from the Housing Authority of the County of Marin (MHA). The map in *Figure 7.15* shows that HCV use is concentrated in tracts in North Marin (Hamilton and the intersection of Novato Boulevard and Indian Valley Road). In these tracts, between 15 and 30 percent of the renter households are HCV holders. In most Central Marin tracts and some Southern Marin tract (which are more densely populated), between five and 15 percent of renters are HCV recipients. The correlation between low rents and a high concentration of HCV holders holds true in North Marin tracts where HVC use is the highest (*Figure 7.16*). Overall, patterns throughout most Marin County communities also show that where rents are lower, HCV use is higher.

11 For more information of Marin County's SEMAP indicators, see: the County's Administrative Plan for the HCV Program. https://irp.cdn-website.com/4e4dab0f/files/uploaded/Admin%20Plan%20Approved%20December%202021.pdf

12 Devine, D.J., Gray, R.W., Rubin, L., & Taghavi, L.B. (2003). Housing choice voucher location patterns: Implications for participant and neighborhood welfare. Prepared for the U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Division of Program Monitoring and Research.

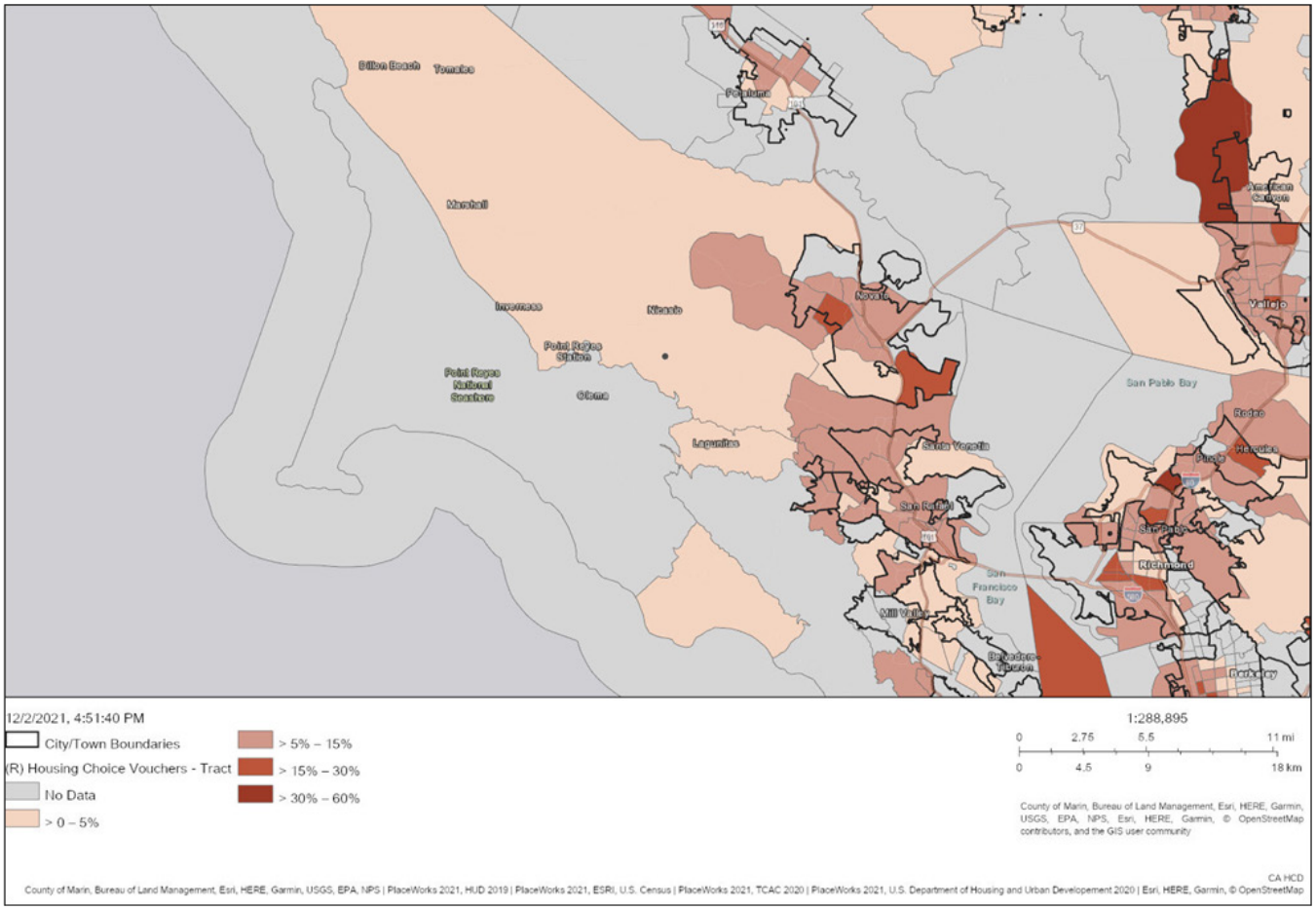


Figure 7.15: Regional HCV Concentration by Tract (2020)

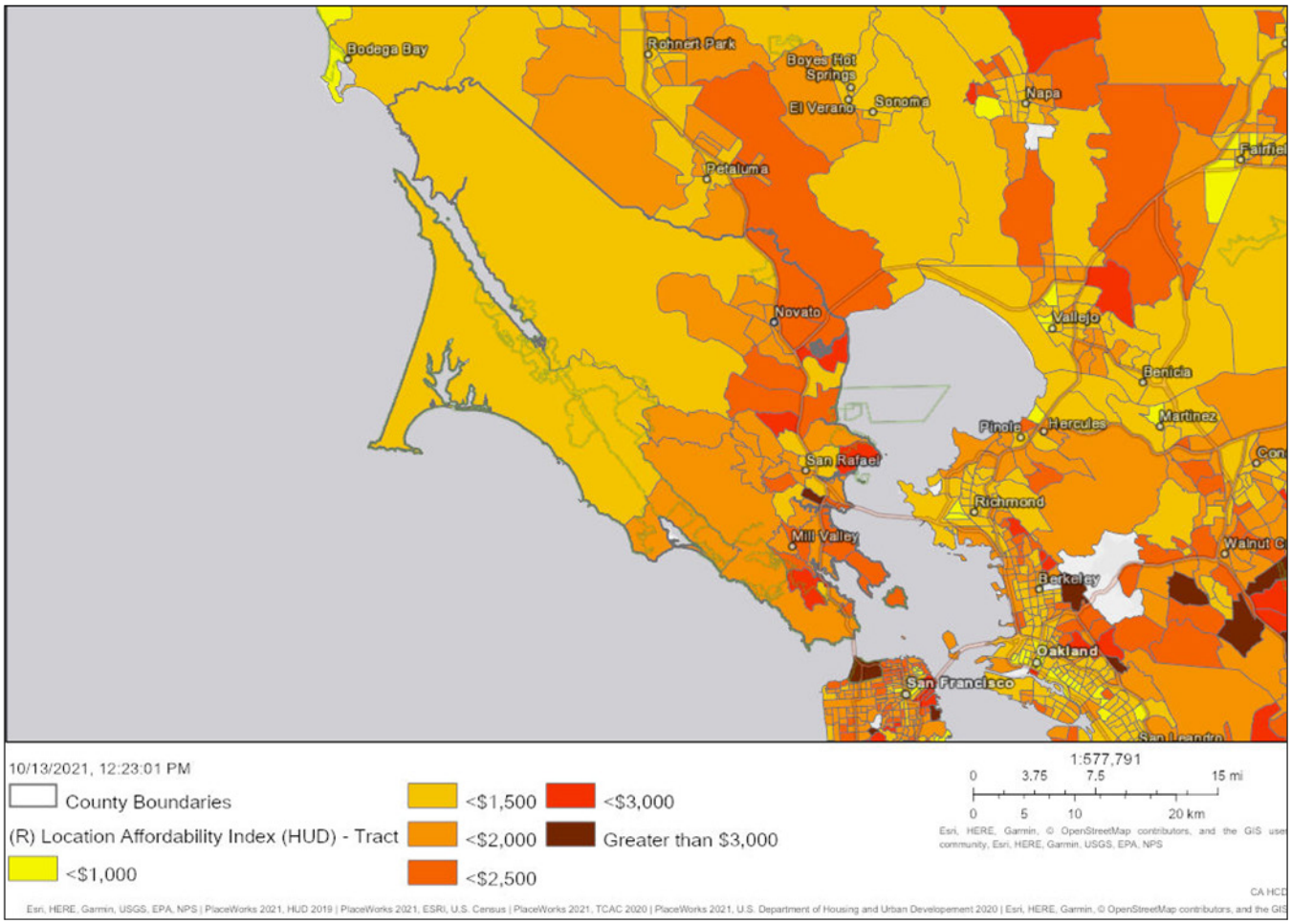


Figure 7.16: Regional Median Gross Rent/Affordability Index by Tract (2016)

Local Trends

According to the HCD Data Viewer, 8.3 percent of renters in the northern tract (tract 1150), 5.3 percent of renters in the southern tract (tract 1170) and 3.7 percent of renters in the central tract (tract 1160) receive HCVs (*Figure 7.17)*. As shown in *Figure 7.19*, San Anselmo is predominantly comprised of owner-occupied households. According to the 2015-2019 ACS, 67.6 percent of households in the Town are owner-occupied. Rent prices in the Town tracts are generally moderate to high. The northern area of the Town has a smaller concentration of renters compared to the central and southern tracts. The median gross rent is generally uniform throughout San Anselmo (*Figure 7.18)*.

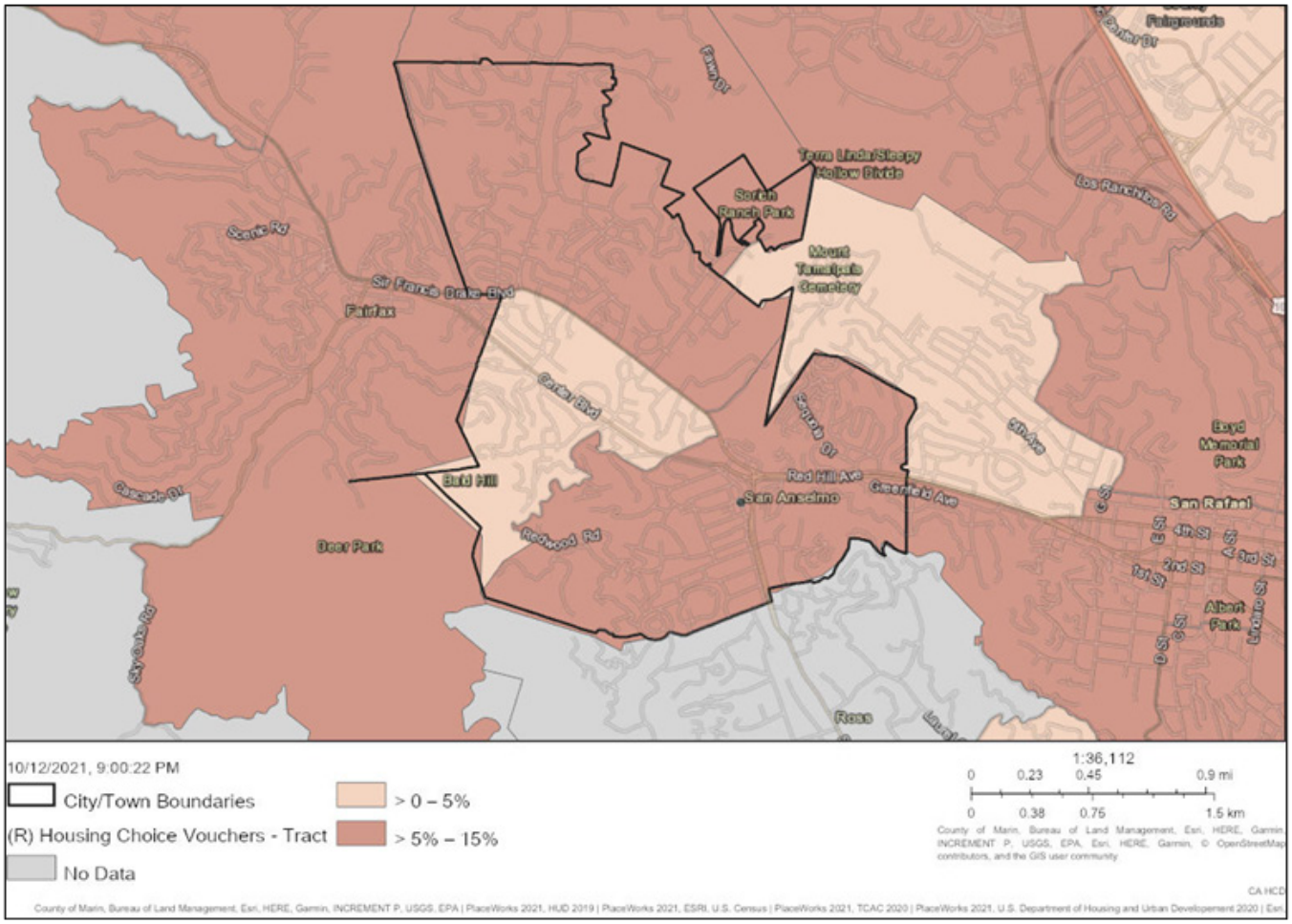


Figure 7.17: HCV Concentration by Tract (2020)

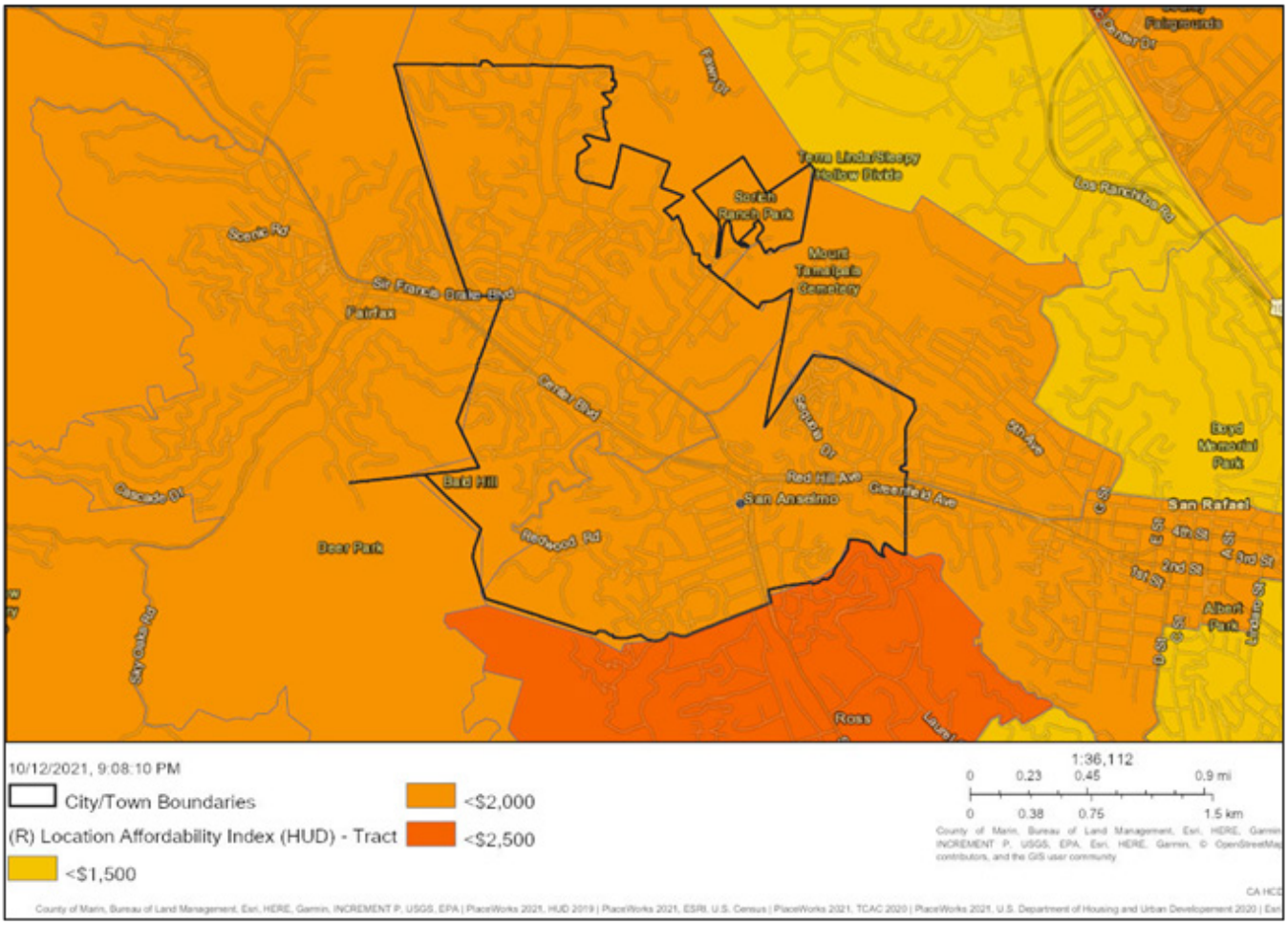


Figure 7.18: Median Gross Rent/Affordability Index by Tract (2016)

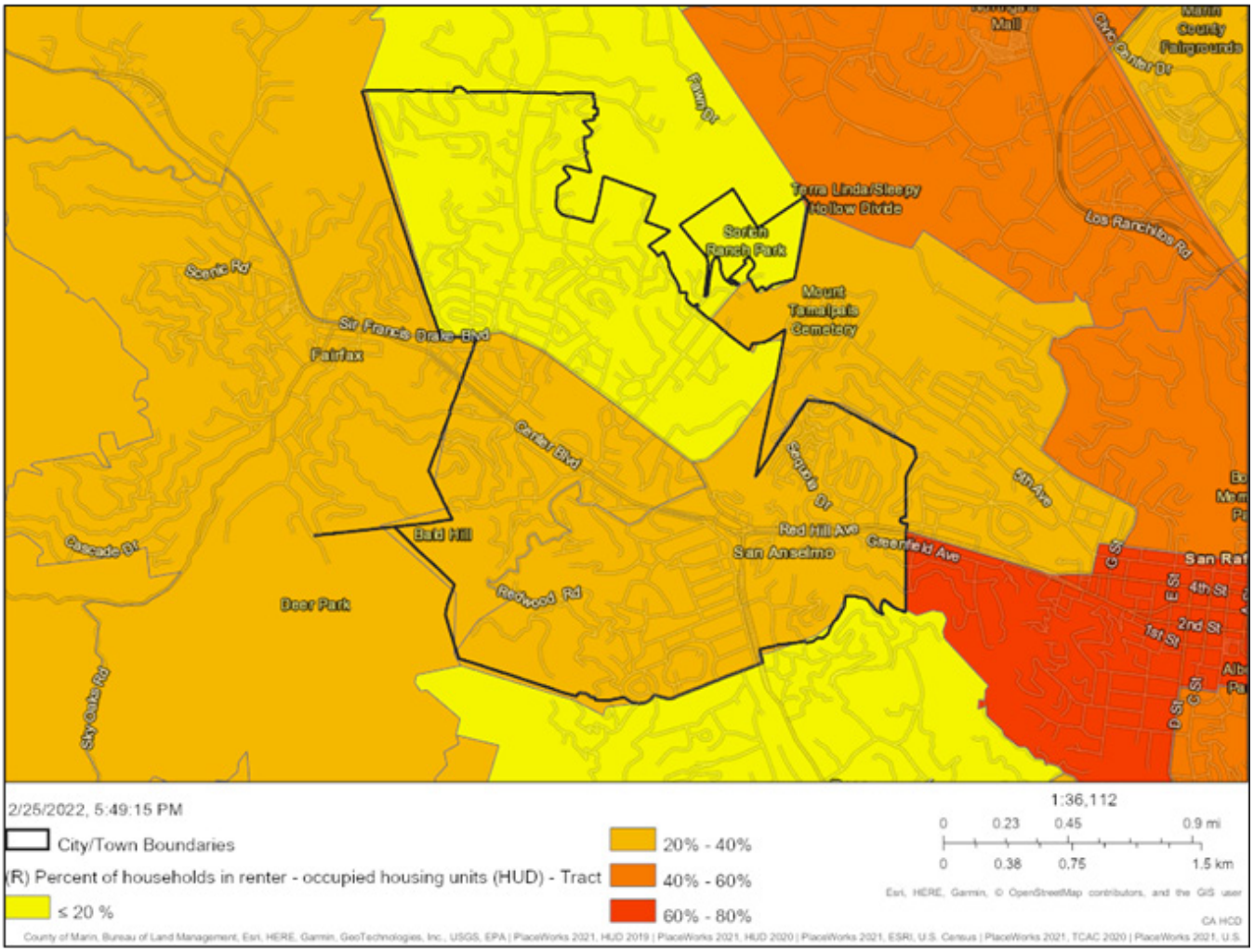


Figure 7.19: Percent of Renter-Occupied Households by Tract (2016)

Racially and Ethnically Concentrated Areas

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

In an effort to identify racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.

Regional Trends

There is one R/ECAP in Southern Marin located in Marin City west of State Highway 101 (*Figure 7.20)*. As shown in *Figure 7.4*, previously, the Marin City CDP tract is characterized by a concentration of African American residents. Approximately 22 percent of Marin City's residents are African American- significantly higher than the County's and unincorporated County's African American population (two percent and three percent, respectively). Marin City residents also earn lower median incomes (less than $55,000, *Figure 7.24*), especially compared to neighboring jurisdictions where median incomes are higher than $125,000. Marin City, where Marin County's only family public housing is located, also has the highest share of extremely low-income households in the County; about 40 percent of households earn less than 30 percent the Area Median Income, whereas only 14 percent of unincorporated County households are considered extremely low-income.

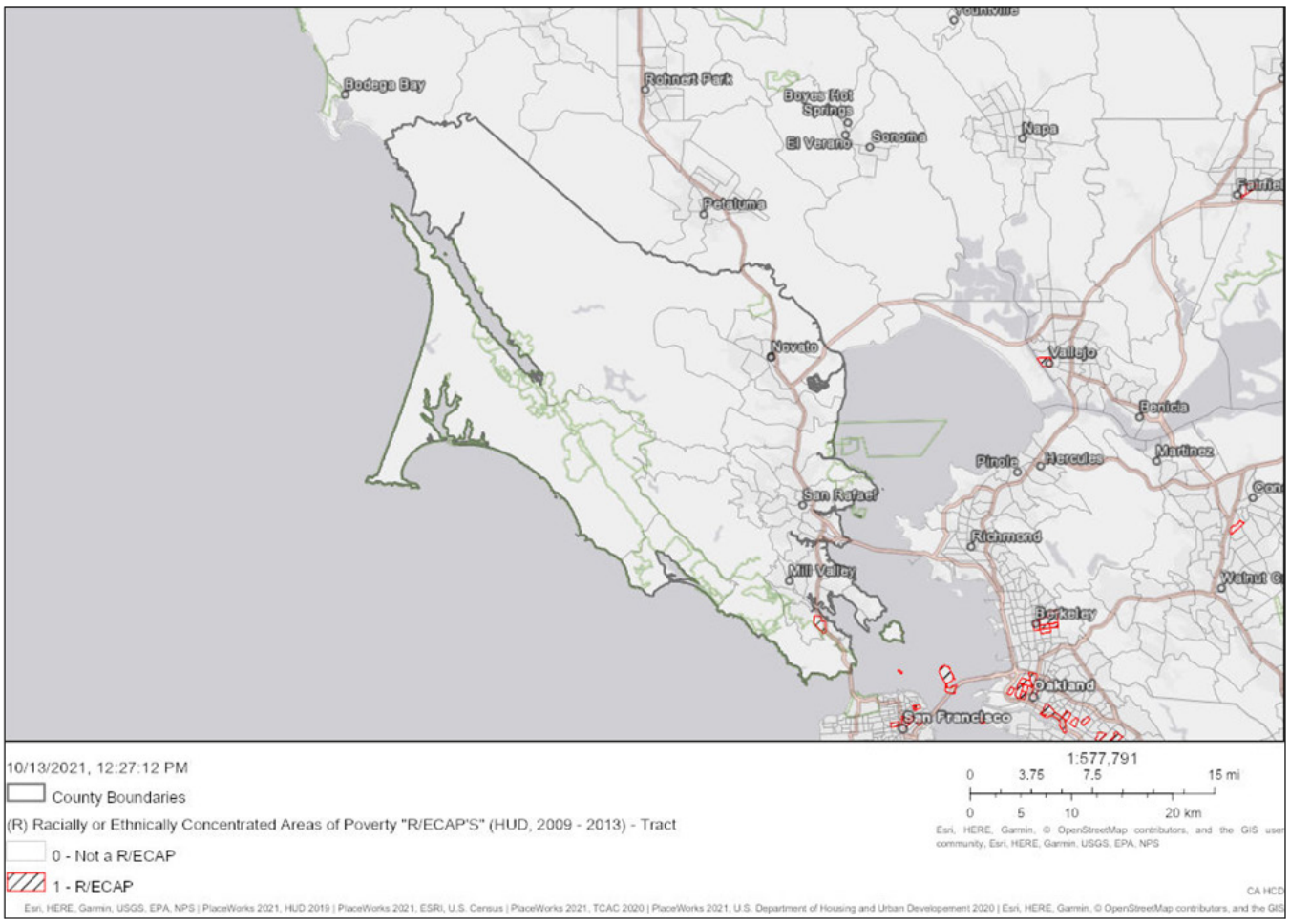


Figure 7.20: Regional Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

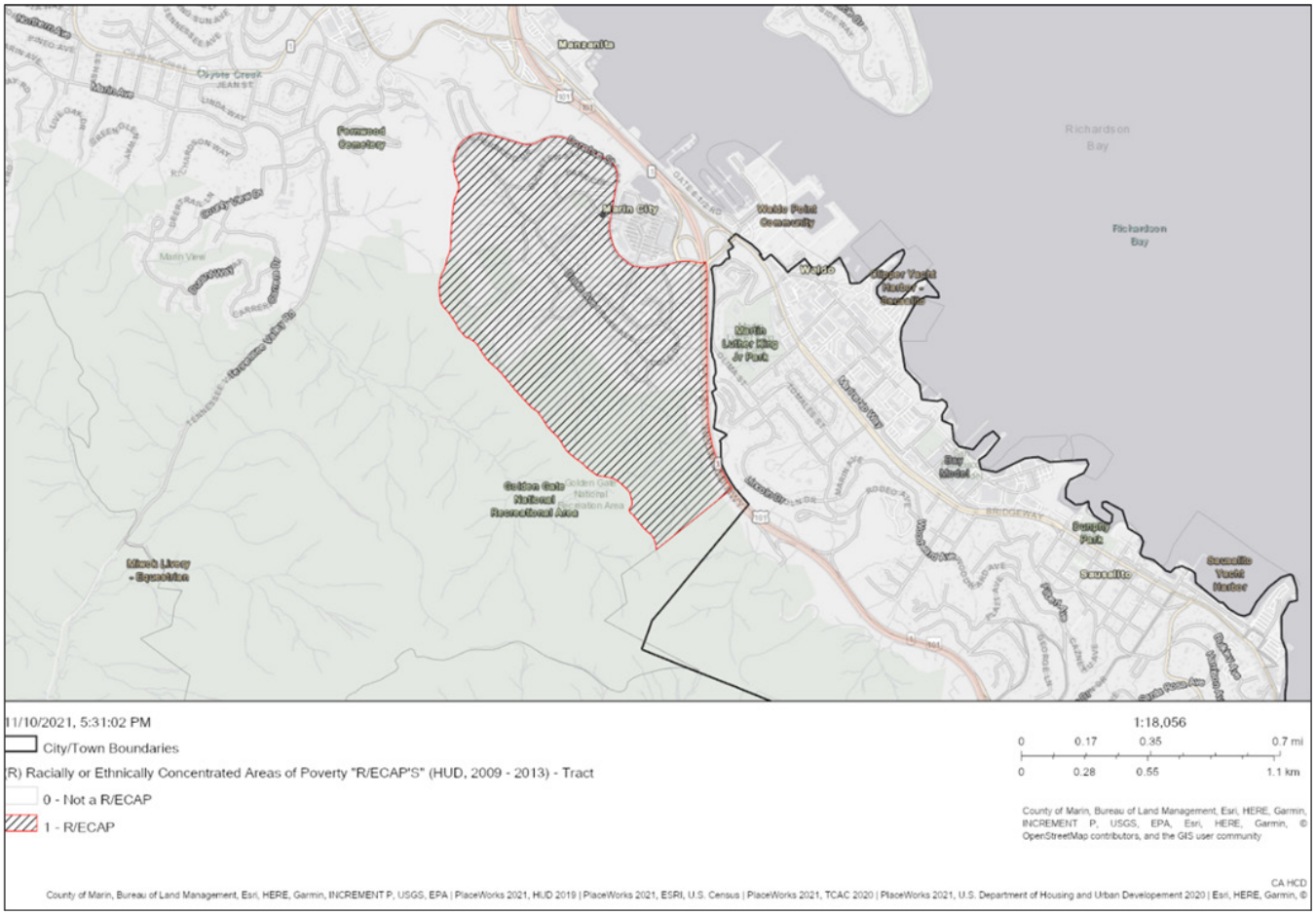


Figure 7.21: Regional R/ECAP Detail

Local Trends

There are no R/ECAPs or TCAC-designated areas of high segregation and poverty in the Town. The closest R/ECAP is in Marin City, south of the Town and the closest TCAC area of high segregation and poverty.is in San Rafael, east of the Town.

As presented in *Table 7.15*, San Anselmo has a smaller population below the poverty level compared to the County. Only 2.9 percent of San Anselmo residents are below the poverty level compared to 7.2 percent in the County. In San Anselmo, the Black/African American population has the highest poverty rate of 13 percent, significantly higher than all other racial/ethnic groups in the Town. The Asian population, population of two or more races, and non-Hispanic White population also have poverty rates exceeding 2.9 percent. In comparison, only 1.4 percent of the Hispanic/Latino population and none of the population of a race not listed ("some other race alone") are below the poverty level. *Figure 7.22* shows poverty status by tract in San Anselmo. Consistent with the trend townwide, fewer than 10 percent of the population in all tracts are below the poverty line. All units of all income levels generated from the RHNA opportunity sites are located in census tracts with fewer than 10 percent of the population below the poverty line.

Table 7.15: Population Below Poverty Level by Race/Ethnicity (2019)

Income Category	San Anselmo		Marin County	
	Total Population	% Below Poverty Level	Total Population	% Below Poverty Level
Black or African American alone	92	13.0%	4,746	16.8%
American Indian and Alaska Native alone	0	N/A	823	22.1%
Asian alone	418	3.8%	14,859	8.2%
Native Hawaiian and Other Pacific Islander alone	0	N/A	507	65.1%
Some other race alone	392	0.0%	20,879	23.2%
Two or more races	342	3.5%	12,199	6.5%
Hispanic or Latino origin (of any race)	880	1.4%	39,574	16.9%
White alone, not Hispanic or Latino	10,717	3.0%	182,823	4.8%
Total	**12,469**	**2.9%**	**253,869**	**7.2%**

Sources: ABAG/MTC Housing Needs Data Workbook, 2021; 2015-2019 ACS (5-Year Estimates).

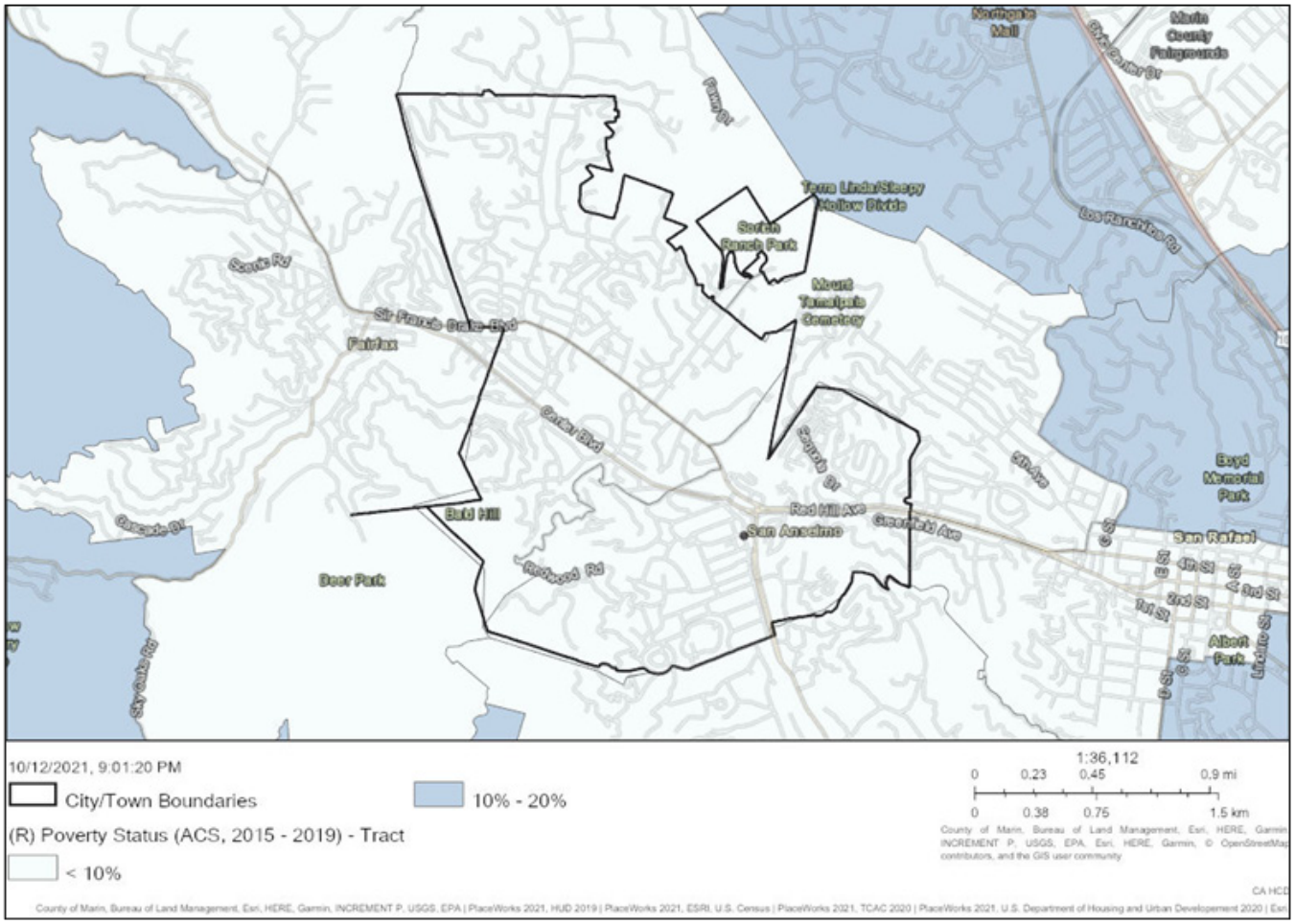


Figure 7.22: Poverty Status by Tract (2019)

Racially Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAAs are defined as communities with a large proportion of affluent and non-Hispanic White residents. According to HUD's policy paper, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

RCAA's are defined as tracts with 80 percent or higher white population , and a median household income of $125,000 or greater (slightly more than double the national median household income in 2016). Using this metric, the data shows that two of the three tracts which comprise San Anselmo are considered RCAA's. The third tract is predominantly white, but it's median household income is $105,000. RCAA maps are not available on HCD's AFFH Data Viewer tool).

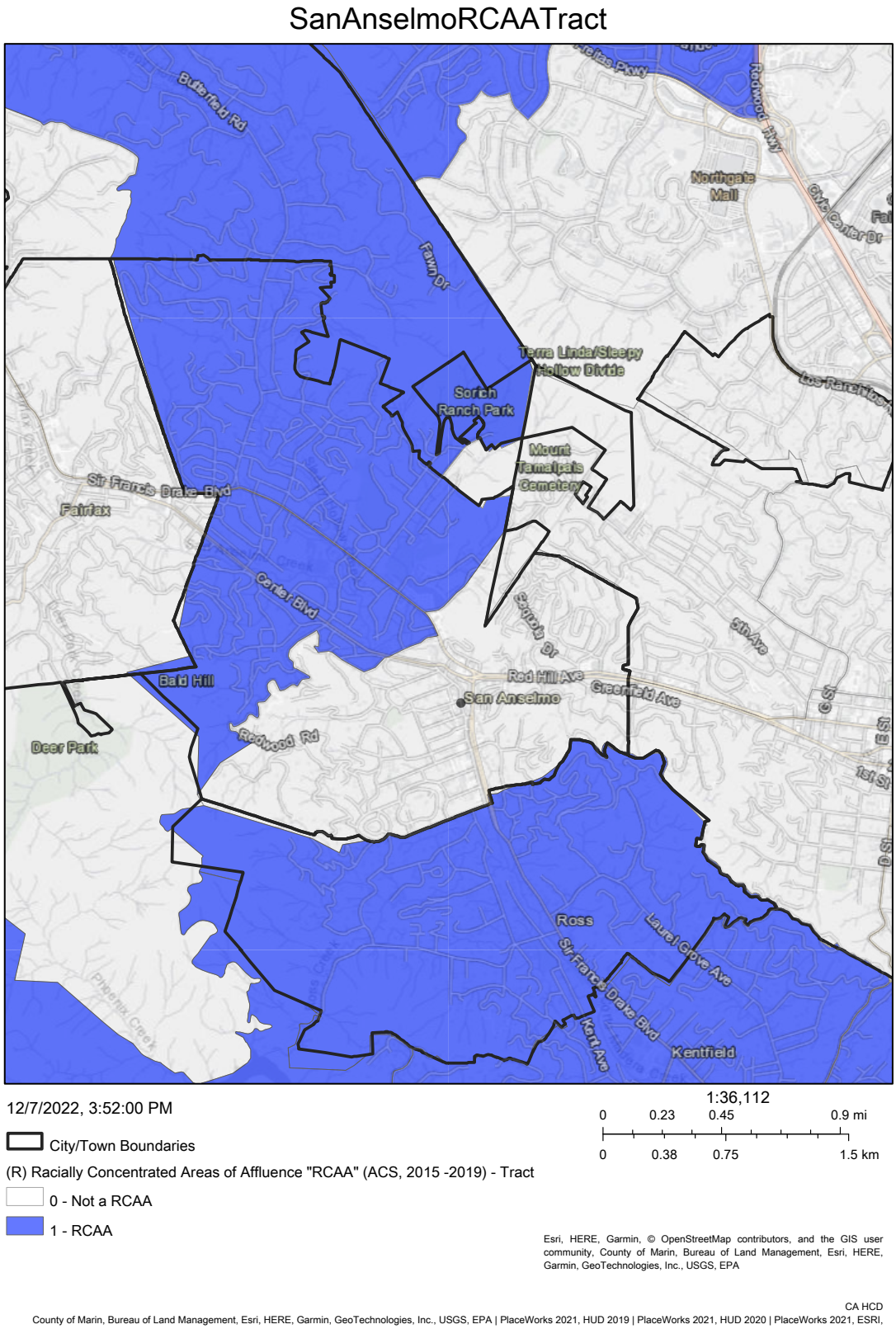


Figure 7.23: Local Detail of Racially Concentrated Areas of Affluence (RCAAs)

Regional Trends

Figure 7.3 and *Figure 7.4* (previously in this section) shows the concentration of minority/non-White population and majority populations across the region. In *Figure 7.3,* census tracts in yellow have less than 20 percent non-white population, indicating over 80 percent of the population is white. There are a few tracts with over 80 percent non-Hispanic White population located throughout the County, especially in Southern Marin, parts of Central Marin, coastal North Marin, and central West Marin. The cities of Belvedere, Mill Valley, Fairfax, Ross, and some areas of San Rafael and Novato are also predominantly white. However, of all these predominantly white areas (incorporated jurisdictions and unincorporated communities), only Belvedere, the Valley, Tam Valley, Black Point- Green Point and the eastern tracts of Novato are census tracts with a median income over $125,000 (*Figure 7.24*). Although not all census tracts have the exact relationship of over 85 percent White and median income over $125,000 to qualify as "RCAAs," throughout the County tracts with higher White population tend to have greater median incomes.

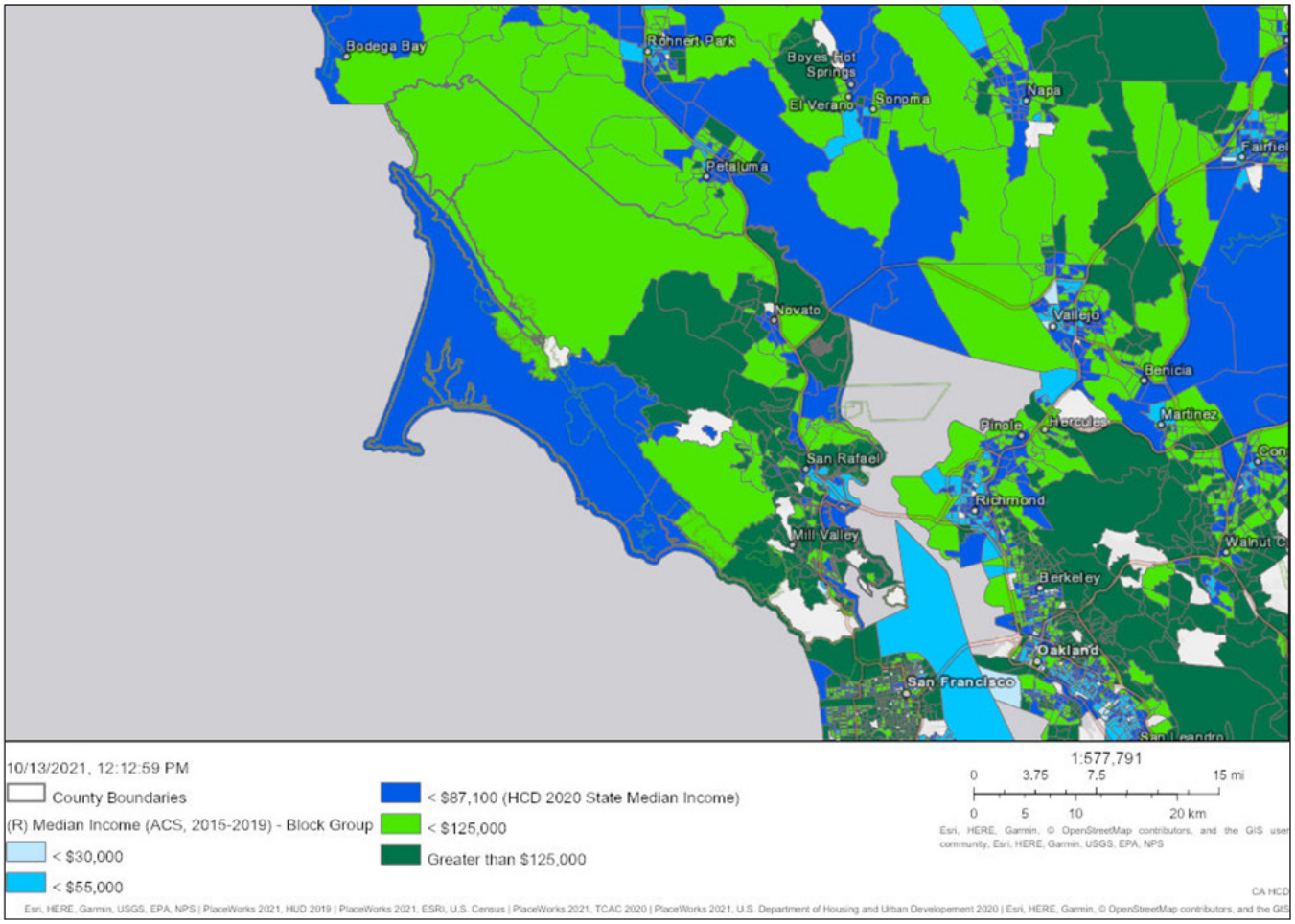


Figure 7.24: Regional Median Income by Block Group (2019)

Local Trends

As presented previously, non-White populations represent less than 20 percent of the population in al San Anselmo block groups (see *Figure 7.6*). *Figure 7.24* shows median income and non-White population by block group in the Town. Most block groups have median incomes exceeding $125,000. Because all block groups in the Town have White populations exceeding 80 percent, all block groups in the Town with median incomes exceeding $125,000 are considered RCAAs. One block group in the northern section of the Town has a median income of $118,897 and one block group in the southern section of the City has a median income of $56,324. Neither are considered RCAAs. The block group in southern San Anselmo with the lowest median income contains the Oak Hills Apartments. Oak Hills Apartments has 13 affordable units and serves the developmentally disabled population, likely contributing to the low median income in this block group.

Median household income by race/ethnicity in San Anselmo and Marin County is shown in *Table 7.16.* In the County, White, non-Hispanic households have the highest median income of $126,501. Countywide, the median income amongst Hispanic or Latino households is $67,125, significantly lower than non-Hispanic White households. Most non-White household populations are too small to provide sufficient data on median household income. In San Anselmo, non-Hispanic White households have the highest median income of $132,809 followed by Asian households ($111,776). Hispanic/Latino households have a significantly lower median income of $72,578 despite having one of the lowest poverty rates in the Town (see *Table 7.15*).

Table 7.16: Median Household Income by Race/Ethnicity (2019)

Income Category	San Anselmo		Marin County	
	Percent Distribution	Median Household Income	Percent Distribution	Median Household Income
White alone, not Hispanic or Latino	91.5%	$132,809	80.3%	$126,501
Hispanic or Latino origin (of any race)	3.3%	$72,578	9.7%	$67,125
Black or African American	1.1%	N/A	1.6%	$48,602
American Indian and Alaska Native	0.0%	N/A	0.3%	N/A
Asian	2.5%	$111,776	5.6%	$107,849
Native Hawaiian and Other Pacific Islander	0.0%	N/A	0.1%	$18,221
Some other race	1.1%	N/A	4.5%	$59,604
Two or more races	1.9%	N/A	3.2%	$104,679
Total	**100.0%**	**$128,212**	**100.0%**	**$115,246**

N/A = Insufficient data.
Sources: 2015-2019 ACS (5-Year Estimates).

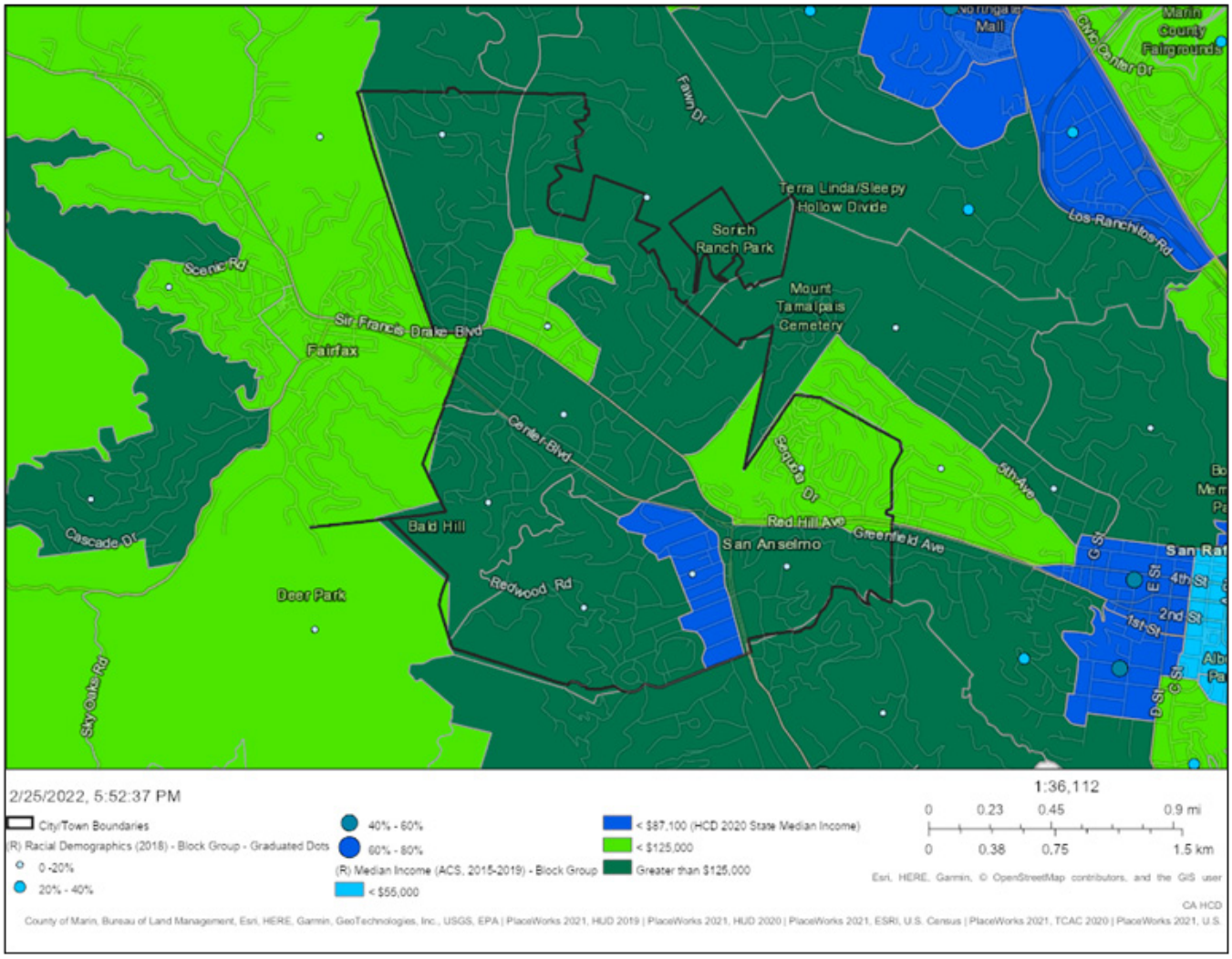


Figure 7.25: Median Income and Non-White Population by Block Group (2019, 2018)

Access to Opportunities

Significant disparities in access to opportunity are defined by the AFFH Final Rule as "substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing."

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD)." The Task Force has created Opportunity Maps to identify resources levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low-Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators. *Table 7.17* shows the full list of indicators. The opportunity maps include a measure or "filter" to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under federal poverty line;
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Table 7.17: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

TCAC/HCD assigns "scores" for each of the domain *Table 7.17* by census tracts as well as computing "composite" scores that are a combination of the three domains. Scores from each individual domain range from 0-1, where higher scores indicate higher "access" to the domain or higher "outcomes." Composite scores do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation).

The TCAC/HCD Opportunity Maps offer a tool to visualize show areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource, and high segregation and poverty and can help to identify areas within the community that provide good access to opportunity for residents or, conversely, provide low access to opportunity. They can also help to highlight areas where there are high levels of segregation and poverty.

The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low resource areas and areas of high segregation and poverty and to encourage better access for low and moderate-income and black, indigenous, and people of color (BIPOC) households to housing in high resource areas.

Regional Trends

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess County residents' access to key opportunity assets in comparison to the County. *Table 7.18* provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the index value, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the index value, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA). The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index value, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Table 7.18: Opportunity Indices by Race/Ethnicity – Marin County

	School Prof.	Labor Market	Transit Trip	Low Transp. Cost	Jobs Prox.	Env. Health
Total Population						
White, Non-Hispanic	78.73	86.48	61.00	86.45	64.50	81.33
Black, Non-Hispanic	75.59	48.89	68.54	89.57	74.96	76.55
Hispanic	55.96	68.11	68.08	89.65	69.72	83.84
Asian or Pacific Islander, Non-Hispanic	74.41	82.57	64.24	87.81	66.89	81.01
Native American, Non-Hispanic	77.09	67.25	62.28	87.19	69.32	80.55
Population below federal poverty line						
White, Non-Hispanic	74.28	84.68	61.13	87.02	64.01	82.93
Black, Non-Hispanic	66.79	55.04	74.1	91.52	66.84	76.07
Hispanic	38.54	56.82	75.83	91.68	76.48	83.81
Asian or Pacific Islander, Non-Hispanic	68.97	82.89	67.01	89.11	71.69	78.95
Native American, Non-Hispanic	56.77	66.49	71.22	88.33	67.14	85.29

Note: American Community Survey Data are based on a sample and are subject to sampling variability. See page 145 for index score meanings. Table is comparing the total Marin County, by race/ethnicity, to the County and City population living below the federal poverty line, also by race/ethnicity.
Source: AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

As explained earlier, TCAC composite scores categorize the level of resources in each census tract. Categorization is based on percentile rankings for census tracts within the region. Counties in the region all have a mix of resource levels. The highest concentrations of highest resource areas are located in the counties of Sonoma and Contra Costa *(Figure 7.26*). Marin and San Francisco counties also have a concentration of high resource tracts. All counties along the San Pablo and San Francisco Bay area have at least one census tract considered an area of high segregation and poverty, though these tracts are most prevalent in the cities of San Francisco and Oakland.

There is only one census tract in Marin County considered an area of "high segregation and poverty" (*Figure 7.27*). This census tract is located in Central Marin within the Canal neighborhood of the City of San Rafael. In the County, low resource areas (green) are concentrated in West Marin, from Dillon Beach to Nicasio. This area encompasses the communities of Tomales, Marshall, Inverness, and Point Reyes Station. In Central Marin, low resource areas are concentrated in San Rafael. As shown in Error! Reference source not found., all of Southern Marin is considered a highest resource area, with the exception of Marin City which is classified as moderate resource.

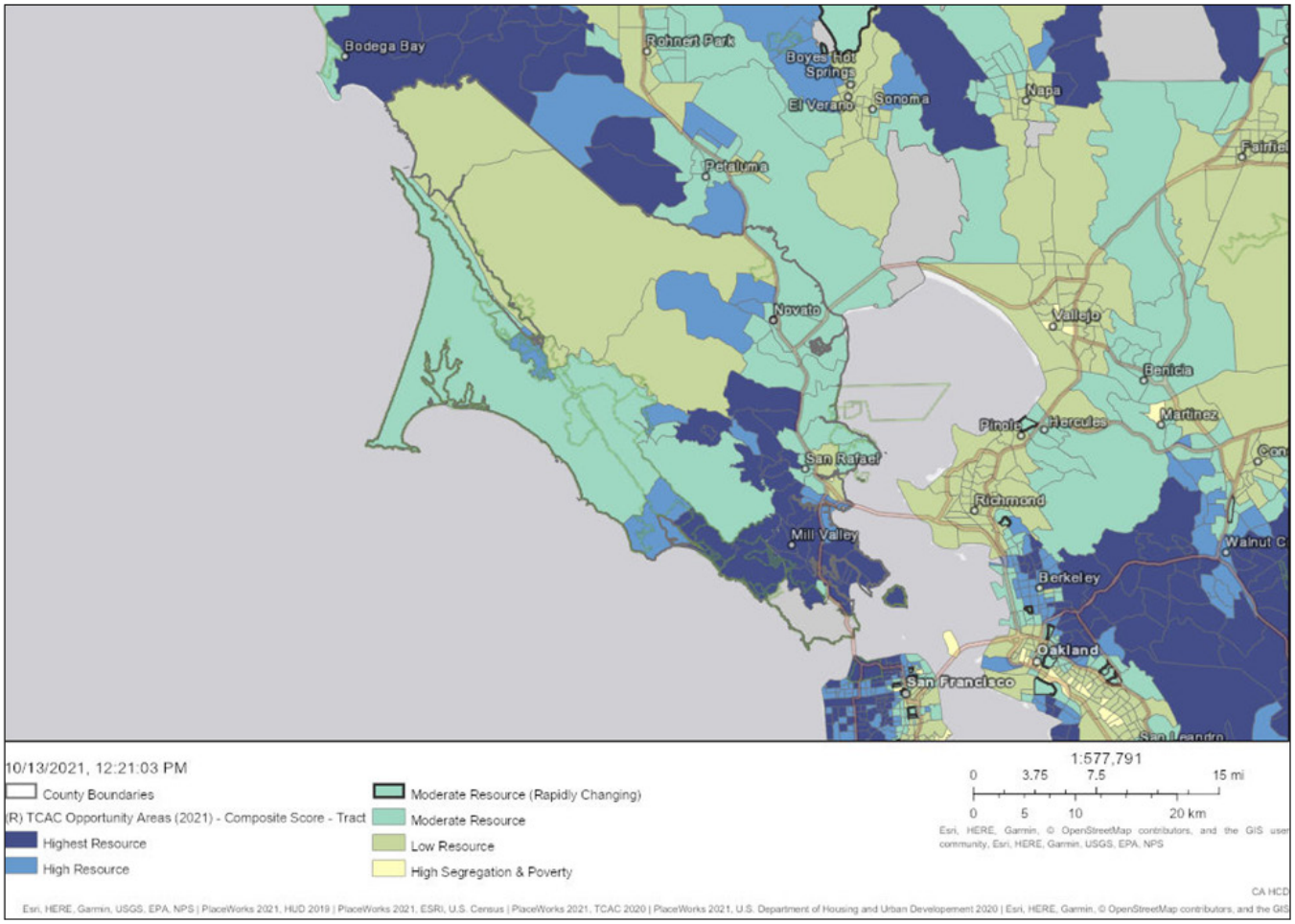


Figure 7.26: Regional TCAC Composite Scores by Tract (2021)

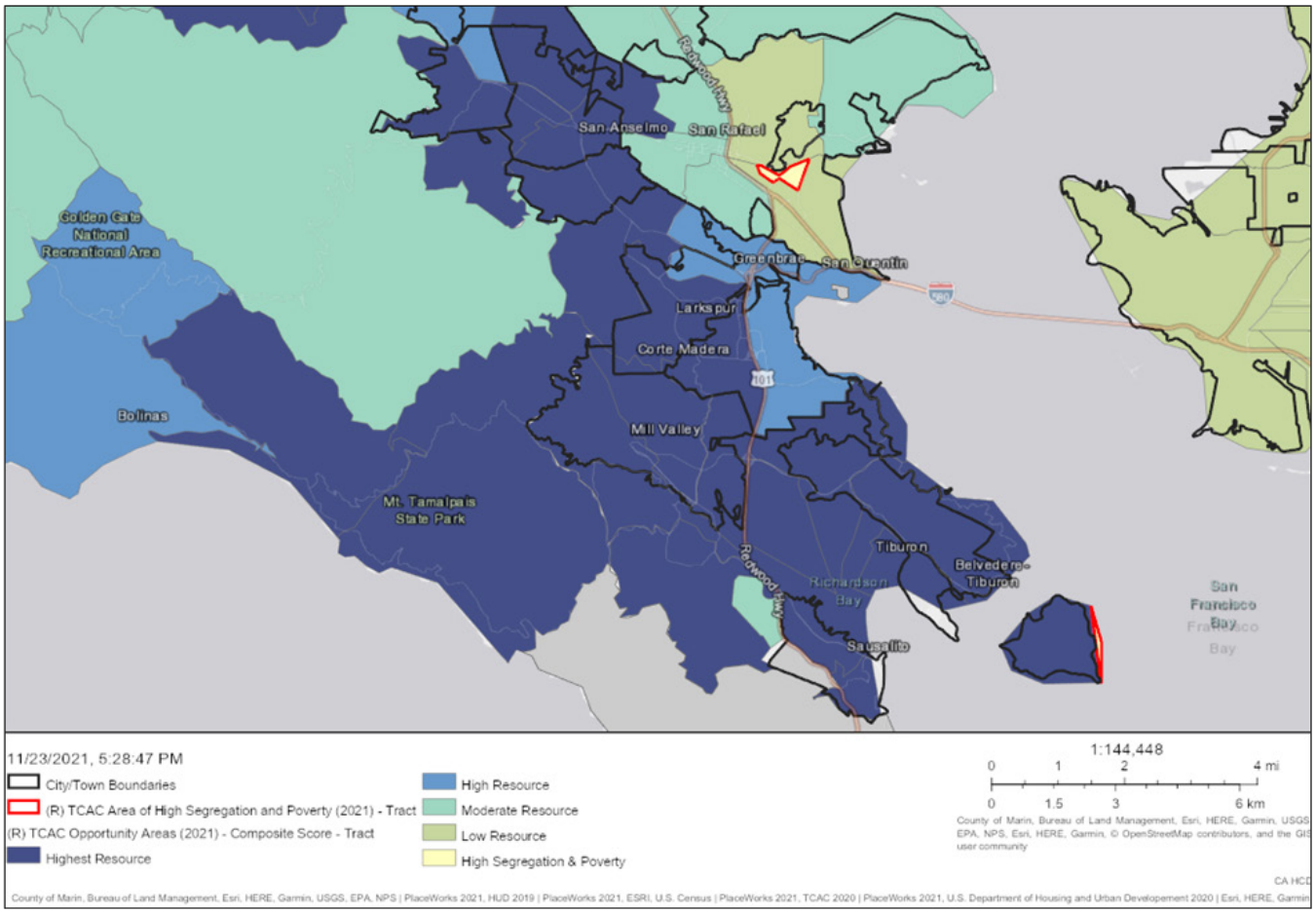


Figure 7.27: Local TCAC Areas of High Segregation and Poverty Areas (2021)

Local Trends

Table 7.19 shows the Opportunity Map scores for the census tracts in the Town. Categorization is based on percentile rankings for census tracts within the Marin County region. High composite scores mean higher resources. All tracts in San Anselmo are categorized as highest resource areas. San Anselmo TCAC scores are generally consistent with tracts north and south of the Town but favorable compared to jurisdictions east and west. The Opportunity Map shown in *Figure 7.28* shows the RHNA Opportunity sites in the context of HCD composite opportunity scores. All opportunity sites are located in highest resource areas. Economic, environmental, educational, transportation, and other opportunities are discussed in detail in the following sections.

Table 7.19: Opportunity Map Scores and Categorization (2021)

Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index	Final Category
1150	0.740	0.967	0.797	0.592	Highest Resource
1160	0.606	0.976	0.811	0.533	Highest Resource
1170	0.672	0.973	0.814	0.569	Highest Resource

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, 2021.

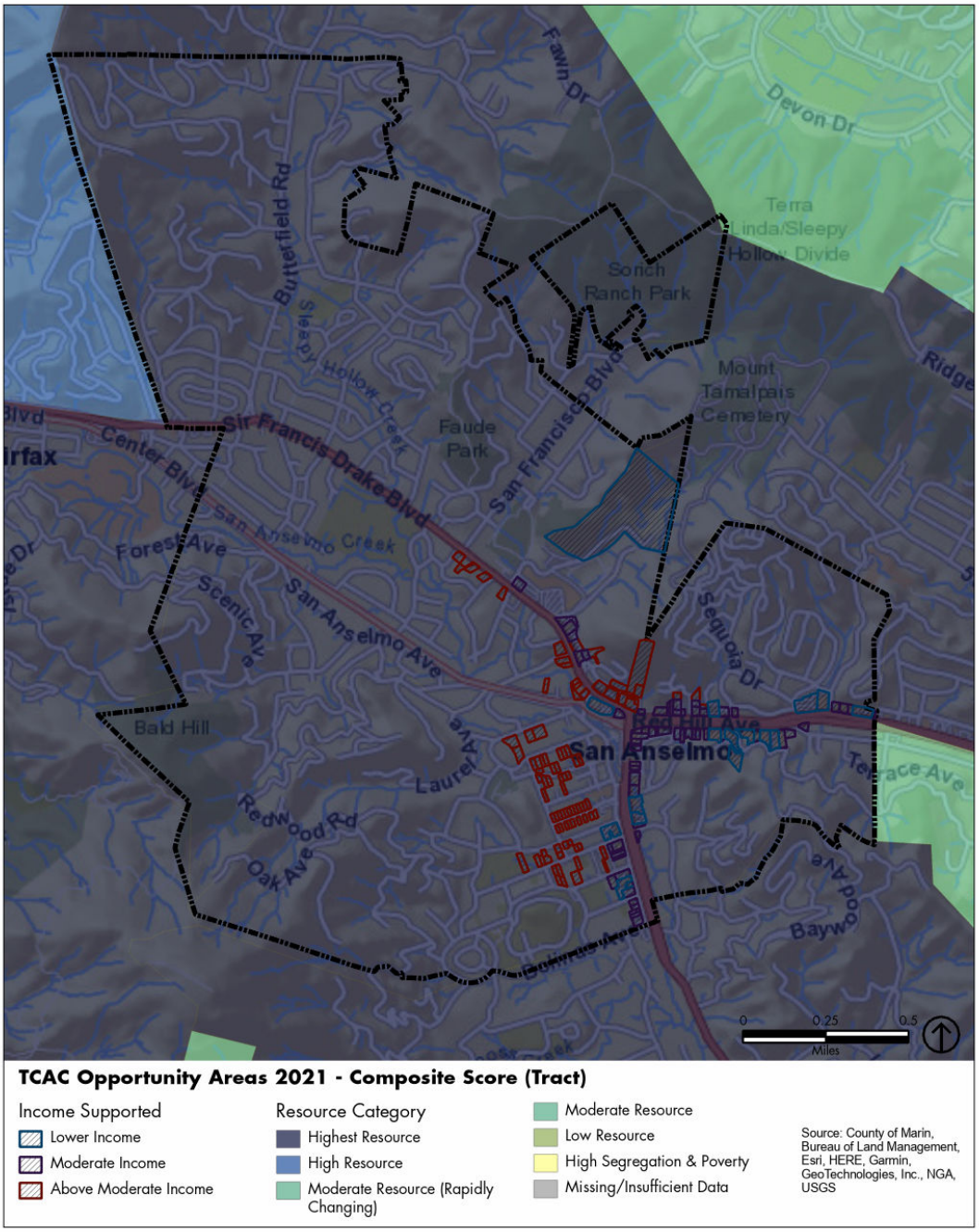


Figure 7.28: Sites Inventory and TCAC Opportunity Area by Tract (2021)

Opportunity Indices

Education

Regional Trends

The school proficiency index is an indicator of school system quality, with higher index scores indicating access to higher school quality. In Marin County, Hispanic residents have access to lower quality schools (lowest index value of 56) compared all other residents (for all other races, index values ranged from 74 to 78, *Table 7.18*). For residents living below the federal poverty line, index values are lower for all races but are still lowest for Hispanic and Native American residents. White residents have the highest index values, indicating a greater access to high quality schools, regardless of poverty status.

The HCD/TCAC education scores for the region show the distribution of education quality based on education outcomes (*Figure 7.29)*. As explained in *Table 7.17*, the Education domain score is based on a variety of indicators including math proficiency, reading proficiency, high School graduation rates, and student poverty rates. The education scores range from 0 to 1, with higher scores indicating more positive education outcomes. In the Region, lower education scores are found in census tracts in all counties along the San Pablo Bay. In counties surrounding the San Francisco Bay, there are concentrations of both low and high education scores. For example, in San Francisco County, the western coast has a concentration of high education scores while the eastern coast has a concentration of low education scores. In Marin County, low education scores are concentrated in Novato and San Rafael along the San Pablo Bay and along the western coast.

According to Marin County's 2020 Analysis of Impediments to Fair Housing Choice [2020 AI], while the County's overall high school graduation rates are among the highest in the nation, Marin County, "has the greatest educational achievement gap in California." According to data from Marin Promise, a nonprofit of education and nonprofit leaders, from 2017 – 2018:

- 78 percent of White students in Marin met or exceeded common core standards for 3rd Grade Literacy, while only 42 percent of students of color met or exceeded those standards;
- 71 percent of White students met or exceeded common core standards for 8th grade math, while only 37 percent of students of color met or exceeded those standards;
- 64 percent of White students met or exceeded the college readiness standards, defined as completing course requirements for California public universities, while only 40 percent of students of color met or exceeded those requirements.

Of special note in Marin County is the California State Justice Department's finding in 2019 that the Sausalito Marin City School District had "knowingly and intentionally maintained and exacerbated" existing racial segregation and deliberately established a segregated school and diverted County staff and resources to Willow Creek while depriving the students at Bayside MLK an equal educational opportunity. More details on this finding are found under local knowledge for Marin's vulnerable communities

Lower education scores are found in most of the unincorporated County areas in West Marin (*Figure 7.29*). Higher education scores are prominent in Southern Marin and eastern Central Marin jurisdictions including the unincorporated and incorporated communities of Lucas Valley, Fairfax, Larkspur, Kentfield, Mill Valley, Corte Madera, Tiburon, and Strawberry. However, lower education scores are found in parts of North and Central Main, specifically in the cities of Novato and San Rafael. The pattern of higher education scores in the south and lower education scores in the north correlate with the location of schools throughout the County. *Figure 7.30* shows that most schools are concentrated in North, Central, and Southern Marin along major highways (Highway 101 and Shoreline Highway), with few schools in West Marin. Despite a high concentration of schools in the San Rafael/Novato area, these census tracts have lower education outcomes.

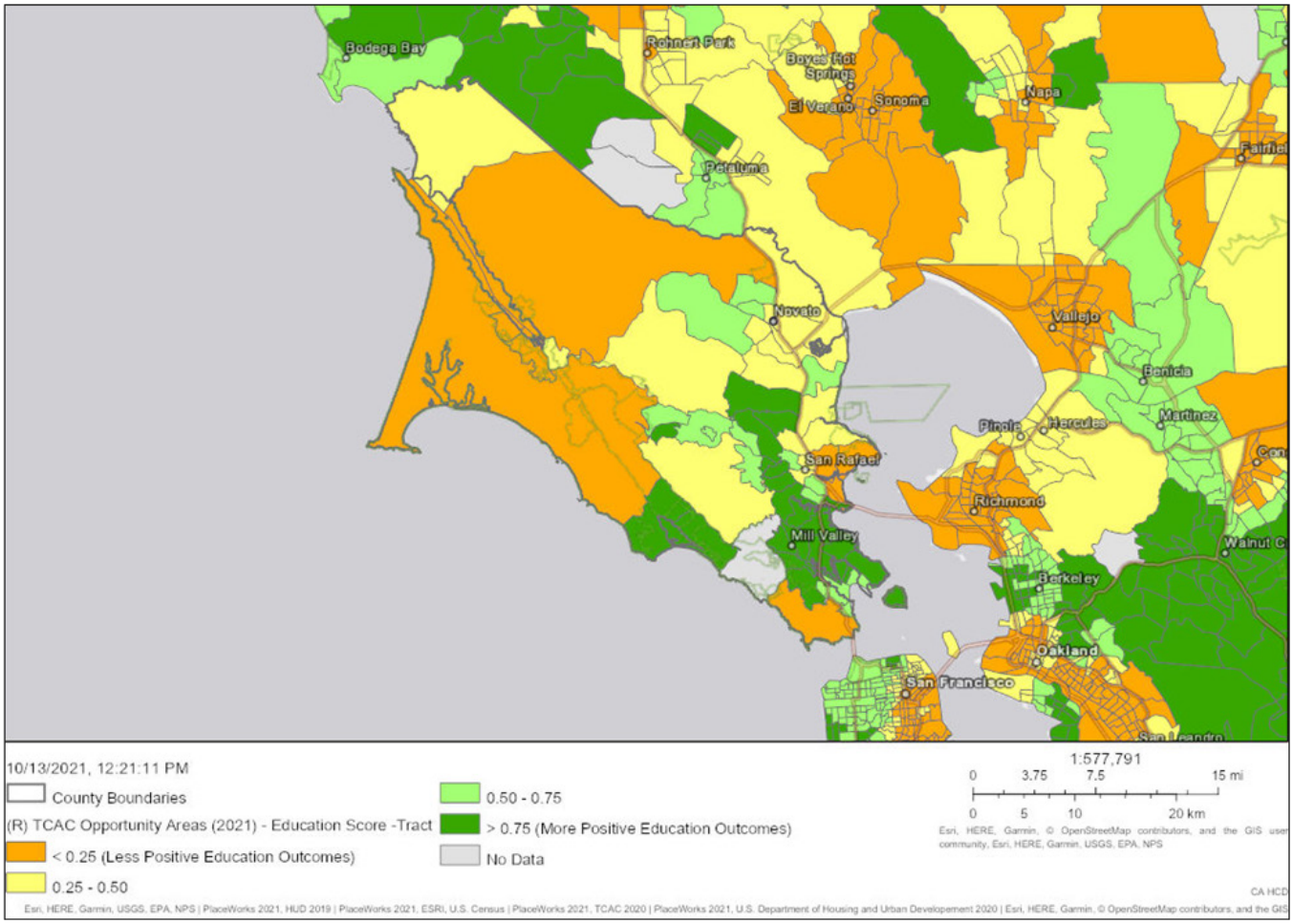


Figure 7.29: TCAC Education Scores- Region



Figure 7.30: Schools in Marin County

Local Trends

Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average," 5-6 indicate "average," and 7-10 are "above average." *Figure 7.31* shows that San Anselmo is comprised of mostly private schools (gray). All four public schools in the Town are considered "above average" schools. Public schools in the City include Hidden Valley Elementary, Brookside Elementary School, Wade Thomas Elementary School, and Archie Williams High School. These scores correspond with the TCAC's Education Score map for the City presented in *Figure 7.32*. All San Anselmo tracts scored in the highest quartile for education opportunities.

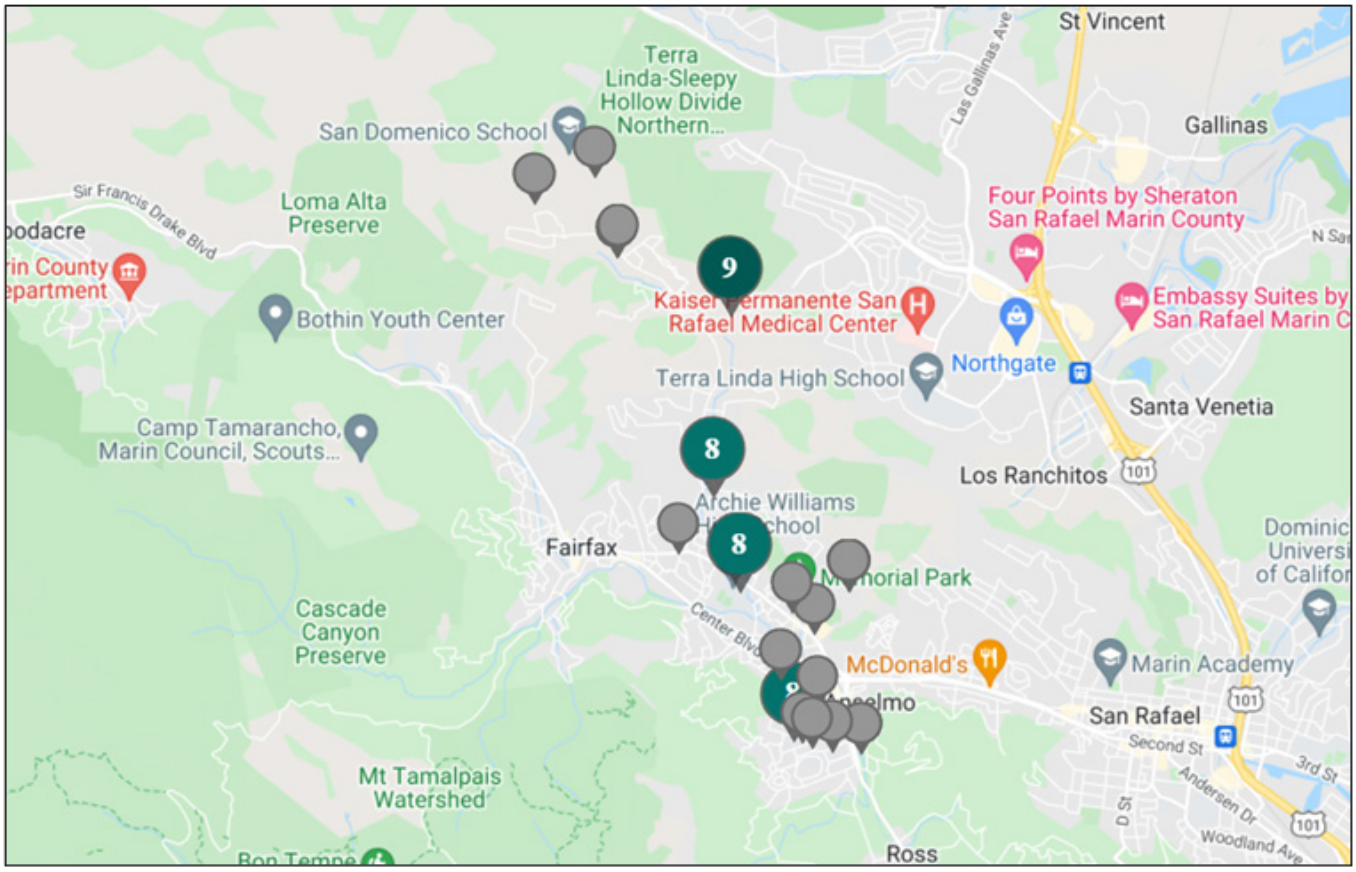


Figure 7.31: GreatSchools Ratings
Source: GreatSchools.org, GreatSchools Rating – San Anselmo, 2022.

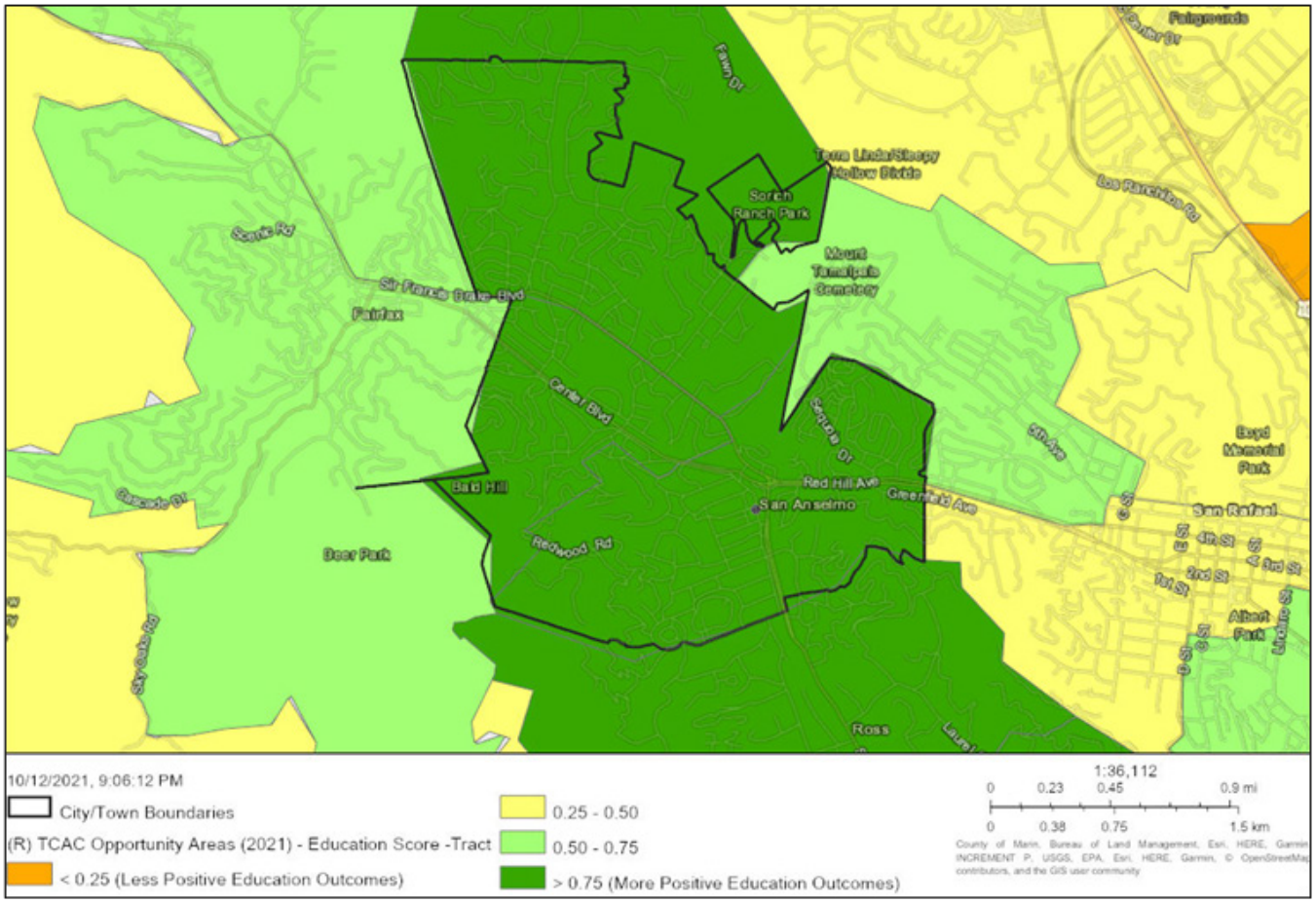


Figure 7.32: TCAC Education Scores by Tract (2021)

The Healthy Places Index (HPI) analyzes community conditions and variables related to economic, education, transportation, social, neighborhood, housing, clean environment, and healthcare access to estimate healthy community conditions. The HPI is expanded upon in Healthy Places subsection of this Chapter, Access to Opportunities. According to the HPI, more than 70 percent of the population in all San Anselmo tracts have a Bachelor's education or higher, scoring in the highest quartile for healthy community conditions. The HPI reveals that 100 percent of high school-aged residents are enrolled in high school in tracts 1160 and 1170 (central and southern areas), whereas only 91.1 percent are enrolled in high school in tract 1150 (northern area). Conversely, 65.1 percent of three and four-year-old children in tract 1150 are enrolled in preschool, compared to only 48.8 percent in tract 1170 and 20.6 percent in tract 1160. This may indicate schools are less accessible in certain parts of the Town. All three census tracts in San Anselmo have an education domain score of greater than 0.75 which is the highest range of scores, indicating more positive educational outcomes. All units of all income levels generated from the RHNA opportunity sites are located in census tracts with the highest education scores.

Transportation

Regional Trends

According to ABAG's Plan Bay Area 2040, regional mismatch between employment growth relative to the housing supply has resulted in a disconnect between where people live and work. Overall, the Bay Area has added nearly two jobs for every housing unit built since 1990. The deficit in housing production has been particularly severe in terms of housing affordable to lower- and middle wage workers, especially in many of the jobs-rich, high-income communities along the Peninsula and in Silicon Valley. As a result, there have been record levels of freeway congestion and historic crowding on transit systems like Bay Area Rapid Transit (BART), Caltrain and San Francisco's Municipal Railway (Muni).

HUD's opportunity indicators can provide a picture of transit use and access in Marin County through the transit index[13] and low transportation cost.[14] Index values can range from zero to 100 and are reported per race so that differences in access to transportation can be evaluated based on race. In the County, transit index values range from 61 to 69, with White residents scoring lower and Black and Hispanic residents scoring highest. Given that higher the transit trips index, the more likely residents utilize public transit, Black and Hispanics are more likely to use public transit. For residents living below the poverty line, the index values have a larger range from 61 for White residents to 75 for Hispanic residents. Regardless of income, White residents have lower index values- and thus a lower likelihood of using transit.

Low transportation cost index values have a larger range than transit index values from 65 to 75 across all races and were similar for residents living below the poverty line. Black and Hispanic residents have the highest low transportation cost index values, regardless of poverty status. Considering a higher "low transportation cost" index value indicates a lower cost of transportation; public transit is less costly for Black and Hispanics than other groups in the County.

Transit patterns in *Figure 7.33* show that transit is concentrated throughout North, Central, and Southern Marin along the Town Centered Corridor from Novato to Marin City/Sausalito. In addition, there are connections eastbound; San Rafael connects 101 North/South and 580 Richmond Bridge going East (Contra Costa County) and Novato connects 101 North/South and 37 going East towards Vallejo (Solano County). Internally, public transit along Sir Francis Drake Blvd connects from Olema to Greenbrae.

13 Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
14 Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.

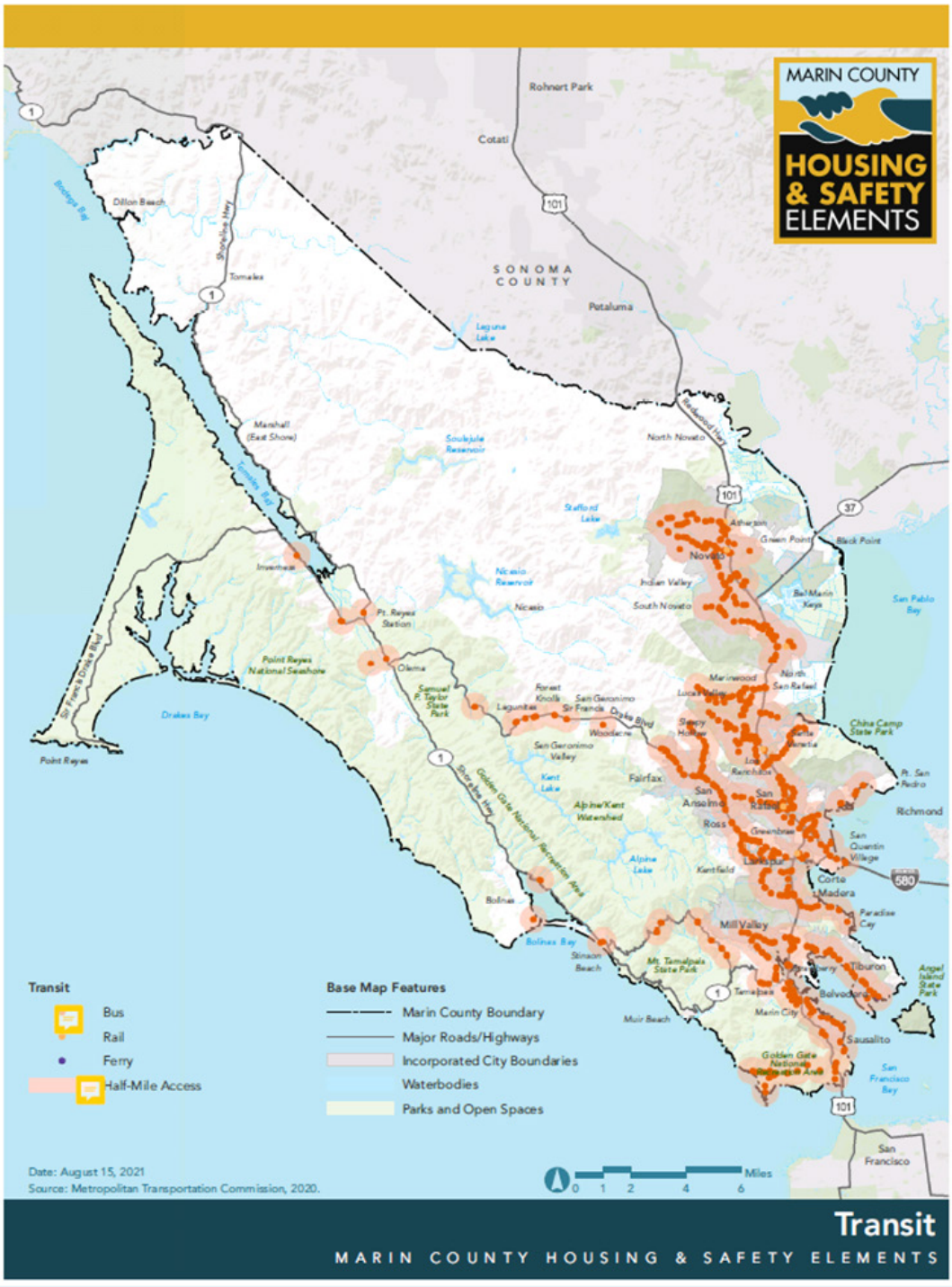


Figure 7.33: Public Transit

In West Marin, the West Marin Stagecoach provides two regularly operating bus routes between central and West Marin. Route 61 goes to Marin City, Mill Valley, and Stinson Beach. Route 68 goes to San Rafael, San Anselmo, Pt. Reyes and Inverness (*Figure 7.34*). The Stagecoach also connects with Marin Transit and Golden Gate Transit bus routes. However, the northern West Marin area does not have any public transit connection to the south. Bus transit (orange dots in Figure 6.32 and route 61 and 86 of Stagecoach *Figure 7.34)* only connect as far north as Inverness. This lack of transit connection affects the minority populations and the persons with disabilities concentrated in the west part of the County (*Figure 7.3* and *Figure 7.7*).

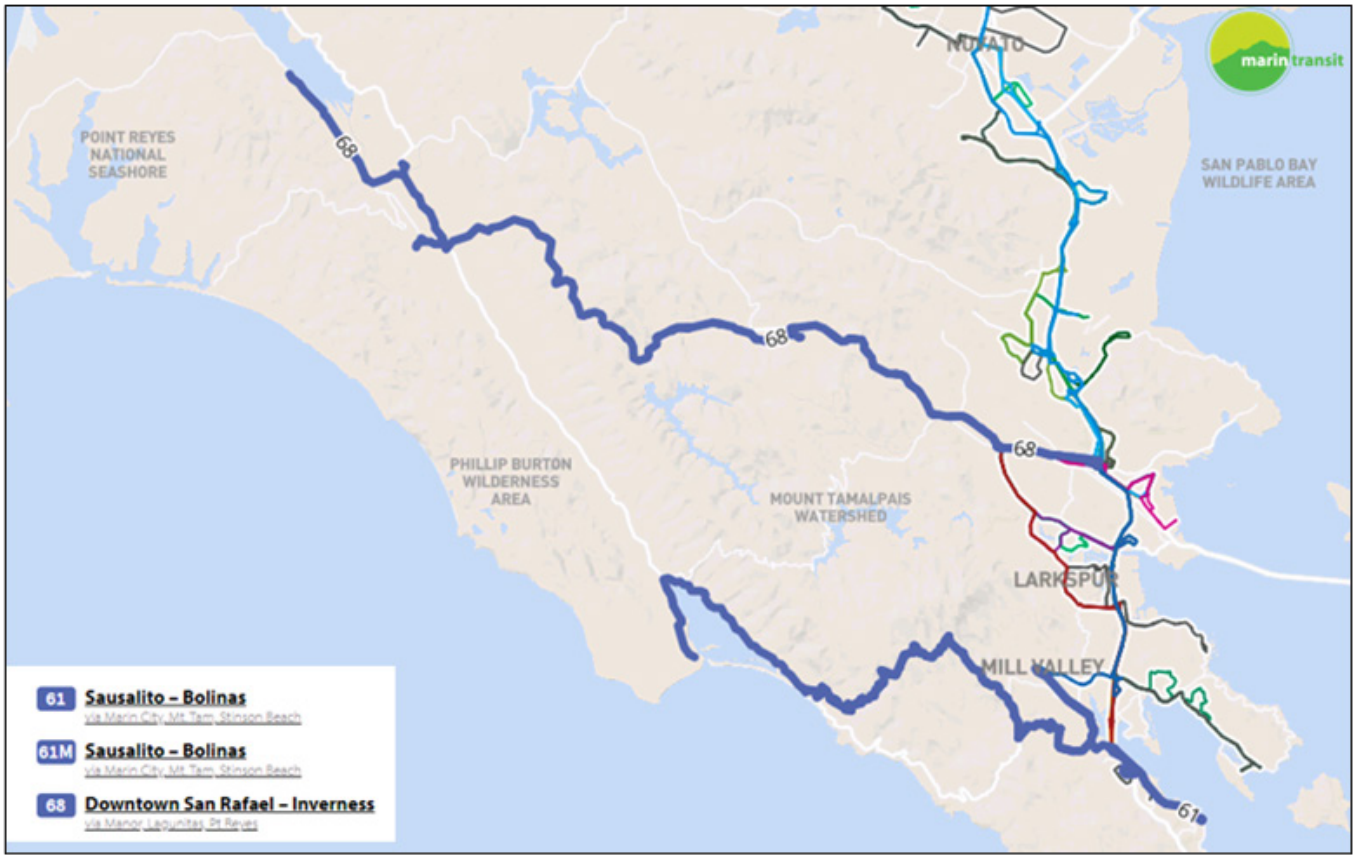


Figure 7.34: West Marin Stagecoach Routes

Marin Transit Authority (MTA) operates all bus routes that begin and end in the County. In 2017, MTA conducted an onboard survey of their ridership and identified the Canal District of San Rafael as having a high rating of a "typical" transit rider". That typical rider was described as, "42 percent of households have annual income of less than $25,000, 90 percent of individuals identify as Hispanic or Latino, 19 percent of households have no vehicle, 17 percent have three or more workers in their homes, 30 percent have five or more workers living with them, and Spanish is spoken in 84 percent of households"[15] According to the survey, residents in the Canal area had the highest percentage of trips that began or ended in routes provided by Marin Transit.

In addition to its fixed routes, MTA offers several other transportation options and some that are available for specific populations:

- Novato Dial-A-Ride - designed to fill gaps in Novato's local transit service and connects service with Marin Transit and Golden Gate Transit bus routes.
- ADA Paratransit Service – provides transportation for people unable to ride regular bus and trains due to a disability. It serves and operates in the same areas, same days and hours as public transit.
- Discount Taxi Program – called Marin-Catch-A-Ride, it offers discount rides by taxi and other licensed vehicles if you are at least 80 years old; or are 60 and unable to drive; or you are eligible for ADA Paratransit Service.

Local Trends

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), San Anselmo has an AllTransit Performance Score of 5.6 (out of 10). The map in *Figure 7.35* shows that the central and southern areas of the Town along Sir Francis Drake Boulevard have the highest scores compared to the southwestern and northern tracts. According to AllTransit, in the Town, 93.1 percent of jobs are located within ½ mile of transit and 82.7 percent workers live within ½ mile of transit.

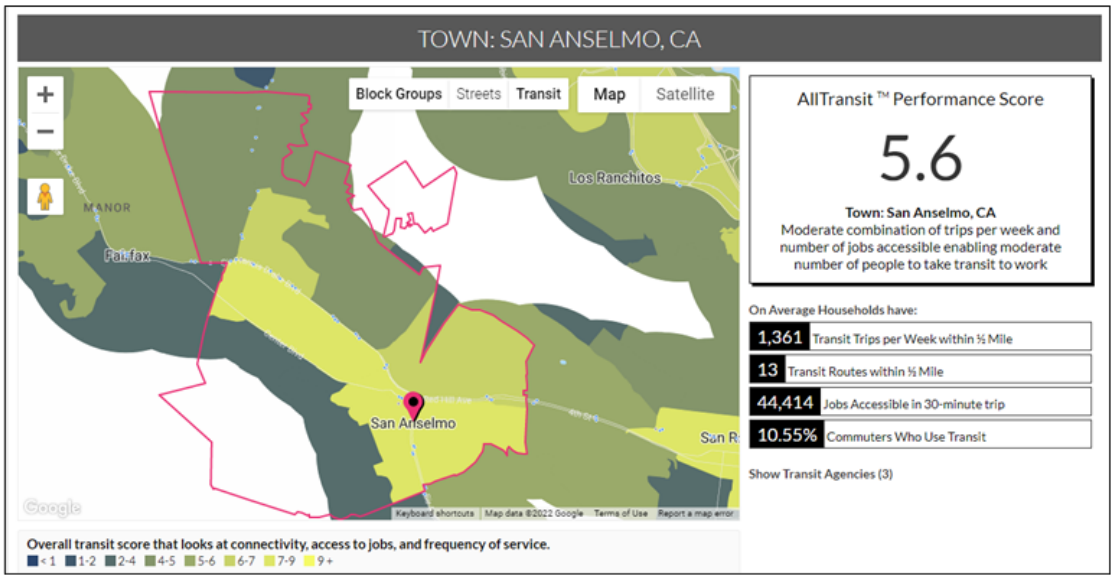


Figure 7.35: All Transit Performance Score – San Anselmo (2019)
Source: AllTransit.org, AllTransit Metrics – San Anselmo, 2022.

The HPI includes household active commuting and automobile access by tract. In all three tracts, more than 19 percent of the population commutes to work by transit, walking, or cycling. All tracts scored in the highest quartile for active commuting, indicating the Town has a healthy population of active commuters compared to the region. Lack of a vehicle can limit access to necessary resources if sufficient alternative transportation is not available. According to the HPI, fewer residents in the southern areas of the Town have access to an automobile.

15 From the 2020 County of Marin Analysis of Impediments to Fair Housing Choice

Economic Development

Regional Trends

The Bay Area has a regional economy in which has grown to be the fourth largest metropolitan region in the United States today, with over 7.7 million people residing in the nine-county, 7,000 square-mile area. In recent years, the Bay Area economy has experienced record employment levels during a tech expansion surpassing the "dot-com" era of the late 1990s. The latest boom has extended not only to the South Bay and Peninsula — the traditional hubs of Silicon Valley — but also to neighborhoods in San Francisco and cities in the East Bay, most notably Oakland. The rapidly growing and changing economy has also created significant housing and transportation challenges due to job-housing imbalances.

HUD's opportunity indicators provide values for labor market index16 and jobs proximity index17 that can be measures for economic development in Marin County. Like the other HUD opportunity indicators, scores range from 0 to 100 and are published by race and poverty level to identify differences in the relevant "opportunity" (in this case economic opportunity). The labor market index value is based on the level of employment, labor force participation, and educational attainment in a census tract- a higher score means higher labor force participation and human capital in a neighborhood. Marin County's labor market index values have a significant range from 49 to 86, with Black residents scoring lowest and White residents scoring highest. Scores for Marin County residents living below the poverty line drop notably for Hispanic residents (from 68 to 57), increase for Black residents (from 49 to 55) and remain the same for all other races. These values indicate that Black and Hispanic residents living in poverty have the lowest labor force participation and human capital in the County.

HUD's jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region. Index values can range from 0 to 100 and a higher index value indicate better the access to employment opportunities for residents in a neighborhood. County jobs proximity index values range from 65 to 75 and are highest for Hispanic and Black residents. The jobs proximity value map in *Figure 7.36* shows the distribution of scores in the region. Regionally, tracts along the northern San Pablo Bay shore and northern San Francisco Bay shore (Oakland and San Francisco) have the highest job proximity scores

In Marin County, the highest values are in Central Marin at the intersection of Highway 101 and Highway 580 from south San Rafael to Corte Madera. Some census tracts in North and Southern Marin along Highway 101 also have high jobs proximity values, specifically in south Novato and Sausalito. The City of Tiburon in Southern Marin also has the highest scoring census tracts. Western North and Central Marin and some West Marin tracts, including the unincorporated Valley community (west of Highway 101) have the lowest jobs proximity scores.

16 Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
17 Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

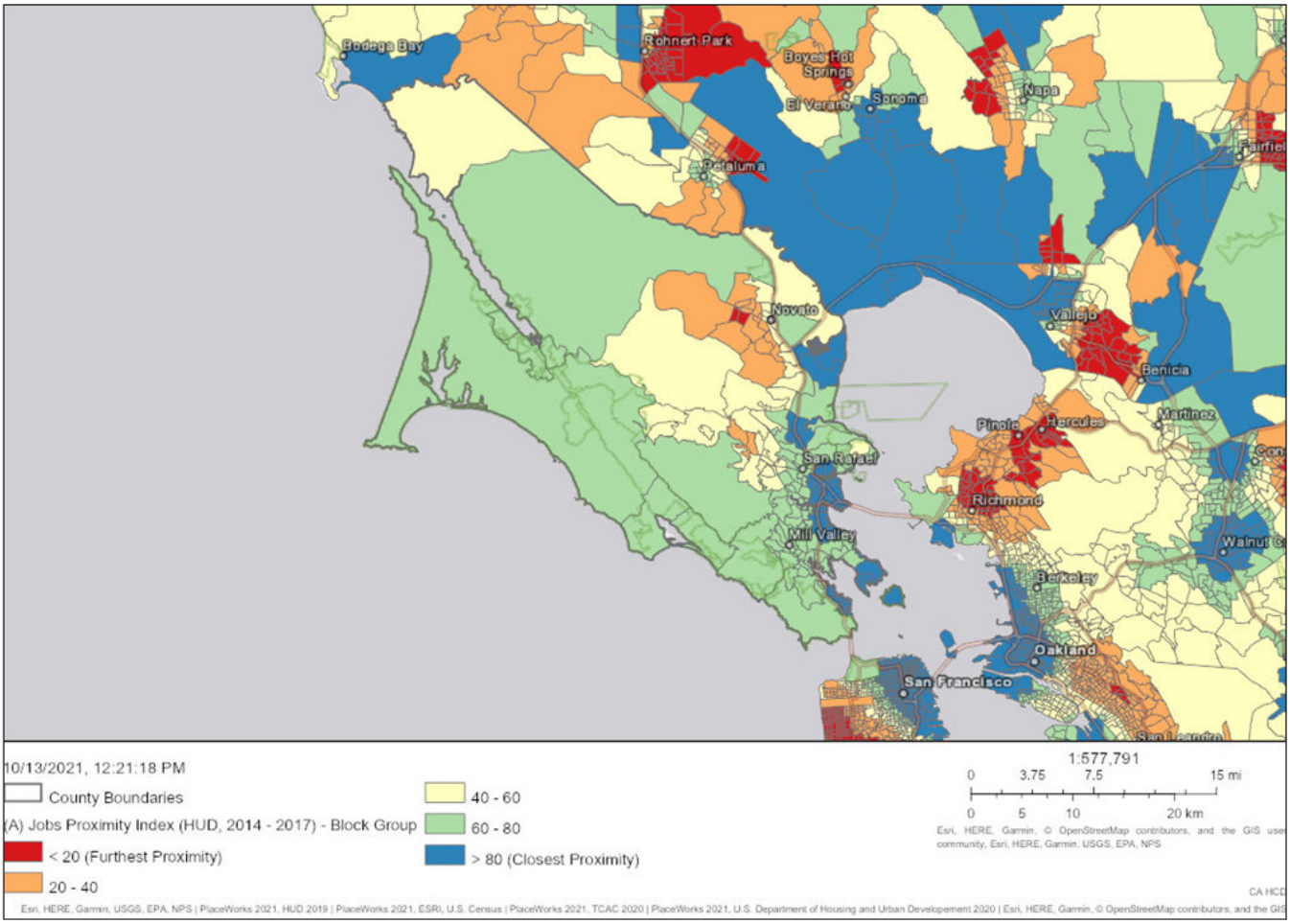


Figure 7.36: Regional Jobs Proximity Index by Block Group (2017)

The TCAC Economic Scores are a composite of jobs proximity index values as well as poverty, adult education, employment, and median home value characteristics.[18] TCAC economic scores range from 0 to 1, where higher values indicate more positive economic outcomes. The map in Error! Not a valid bookmark self-reference. shows that the lowest economic scores are located in the northern San Pablo shores as well as many census tracts in North and West Marin, southern Sonoma County, Solano, and Contra Costa County. In Marin County, the lowest economic scores are located in northern West Marin and North Marin, as well as some census tracts in Central Marin and at the southern tip of the County (Marin Headlands). The highest TCAC economic scores are located along coastal West Marin communities, Southern Marin, and parts of Central Marin including the cites of Larkspur, Mill Valley, Corte Madera, Sausalito, and Tiburon.

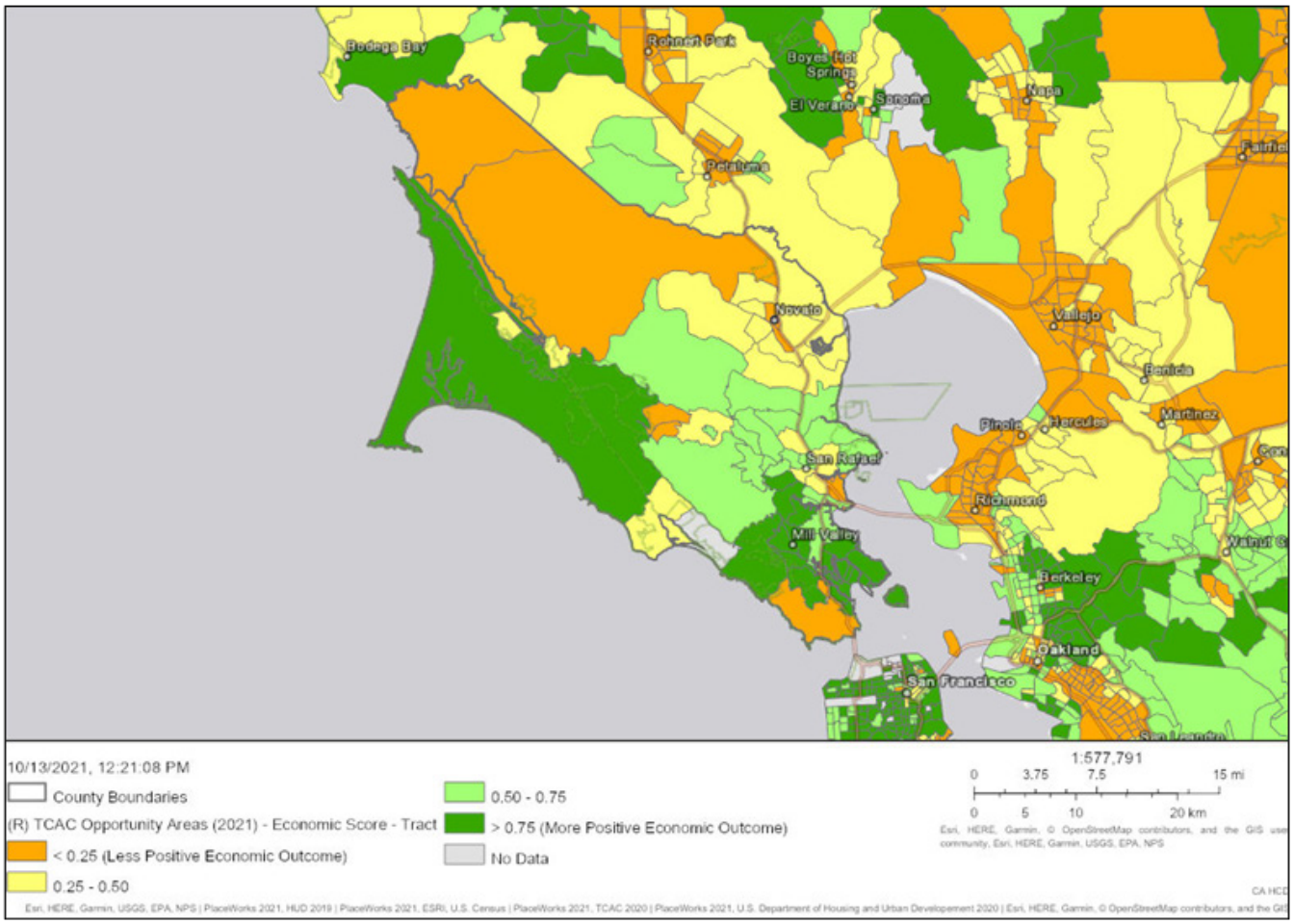


Figure 7.37: Regional TCAC Economic Score by Tract (2021)

Local Trends

HUD's jobs proximity scores, discussed above, are shown by block group in *Figure 7.38*. All block groups in San Anselmo have jobs proximity index scores in the 40 to 60 range indicating employment opportunities are moderately accessible to San Anselmo residents.

The TCAC Economic Scores are a composite of jobs proximity as well as poverty, adult education, employment, and median home value characteristics. The map in Figure *7.39* shows that all tracts in San Anselmo received economic scores between 0.50 and 0.75. These scores are slightly lower than the tracts south of the City, which scored in the highest quartile. However, TCAC economic scores indicate adequate accessibility to economic opportunities townwide.

18 See TCAC Opportunity Maps at the beginning of section for more information on TCAC maps and scores.

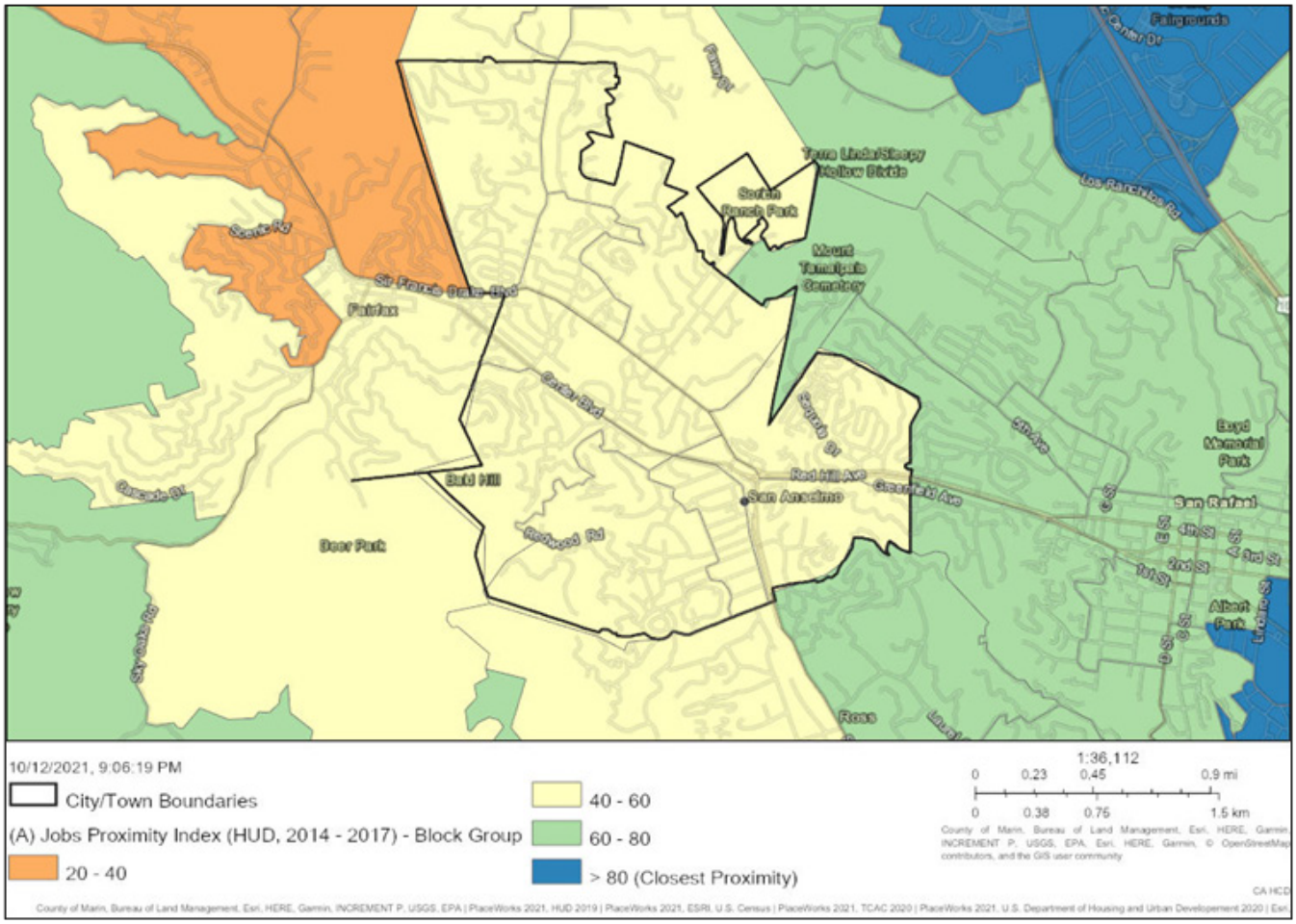


Figure 7.38: Jobs Proximity Index by Block Group (2017)

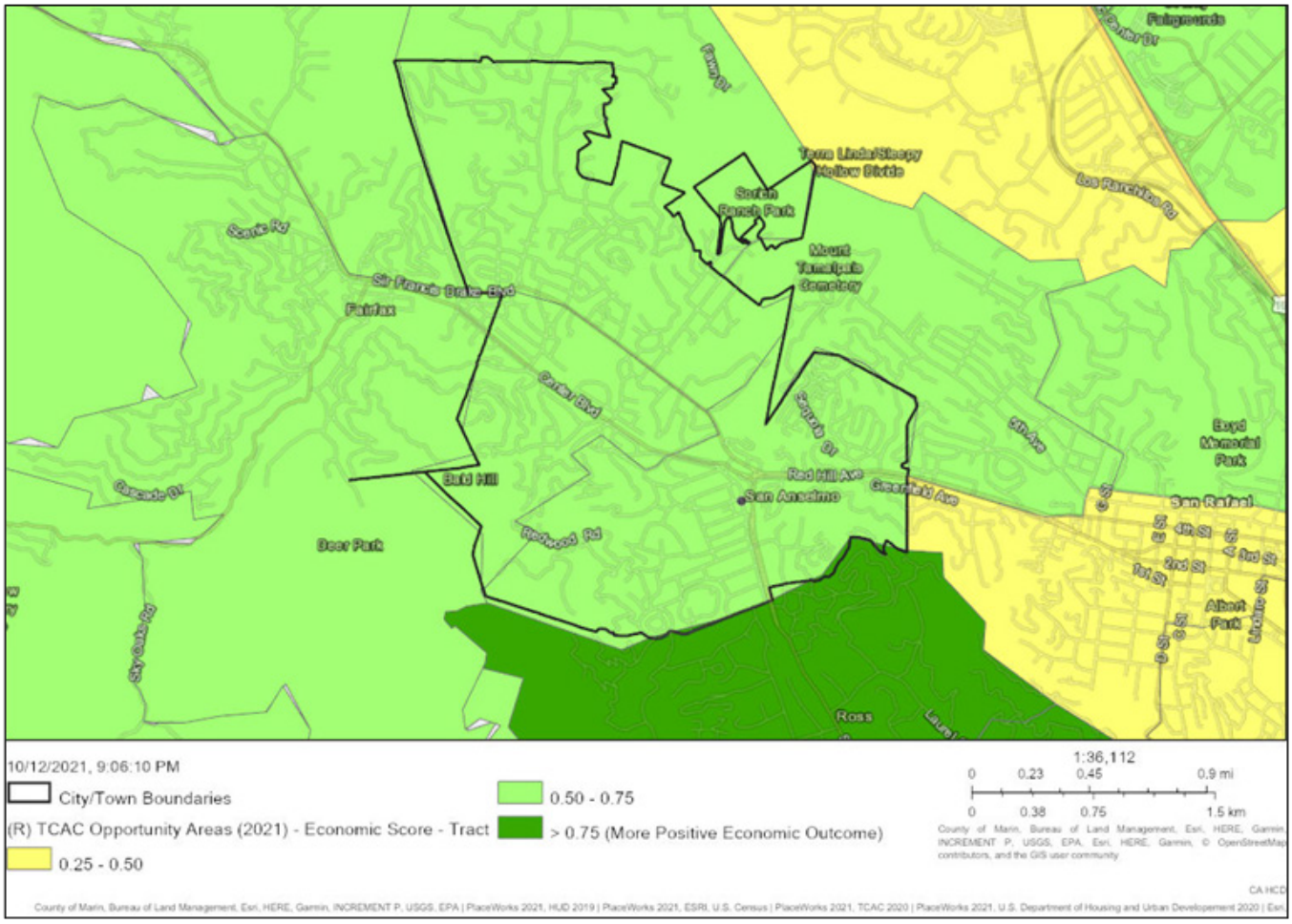


Figure 7.39: TCAC Economic Scores by Tract (2021)

Environment

Regional Trends

Environmental conditions residents live in can be affected by past and current land uses like landfills or proximity to freeways The TCAC Environmental Score shown in *Figure 7.40* is based on CalEnviroscreen 3.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. TCAC Environmental Scores range from 0 to 1, where higher scores indicate a more positive environmental outcome (better environmental quality)

Regionally, TCAC environmental scores are lowest in the tracts along to the San Pablo and San Francisco Bay shores, except for the coastal communities of San Rafael and Mill Valley in Marin County. Inland tracts in Contra Costa and Solano County also have low environmental scores. In Marin County, TCAC Environmental scores are lowest in the West Marin areas of the unincorporated County from Dillon Beach in the north to Muir Beach in the South, east of Tomales Bay and Shoreline Highway. In addition, census tracts in Black Point-Green Point, Novato, and south San Rafael have "less positive environmental outcomes." More positive environmental outcomes are located in tracts along Highway 101, from North Novato to Sausalito (*Figure 7.40*).

Figure 7.39 shows the TCAC Environmental Score based on CalEnviroscreen 3.0. However, the Office of Environmental Health Hazard Assessment has released updated scored in February 2020 (CalEnviroscreen 4.0). The CalEnviroscreen 4.o scores in *Figure 7.41* are based on percentiles and show that Southern San Rafael and Marin City have the highest percentile and are disproportionately burdened by multiple sources of pollution.

HUD's opportunity index for "environmental health" summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. In Marin County, environmental health index values range from 77 for Blacks to 83 for Hispanics *Table 7.18*. The range is similar for the population living below the federal poverty line, with Black residents living in poverty still scoring lowest (76) but Native American residents living in poverty scoring highest among all races (85) and higher than the entire County Native American population (86 and 81, respectively).

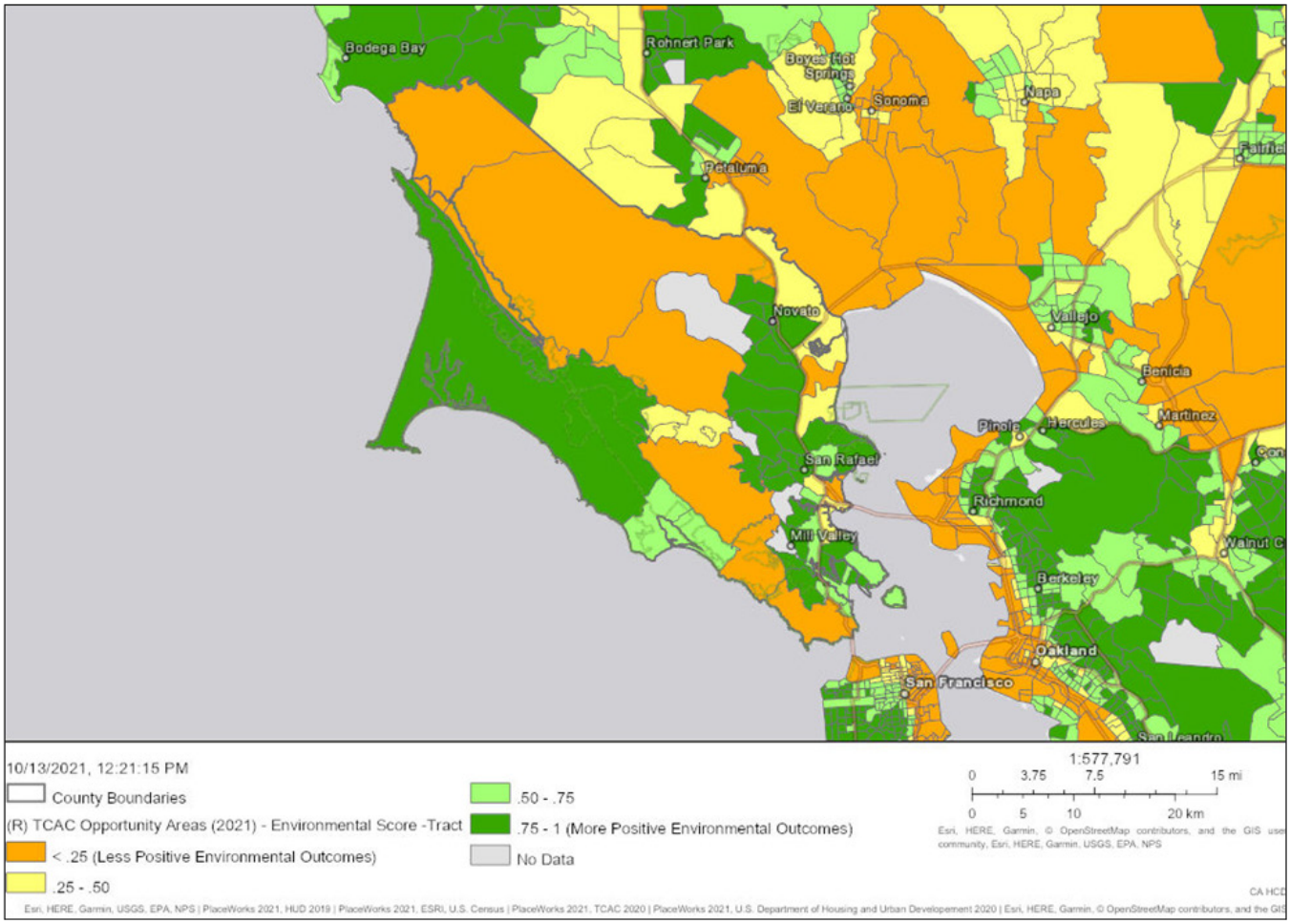


Figure 7.40: Regional TCAC Environmental Score by Tract (2021)

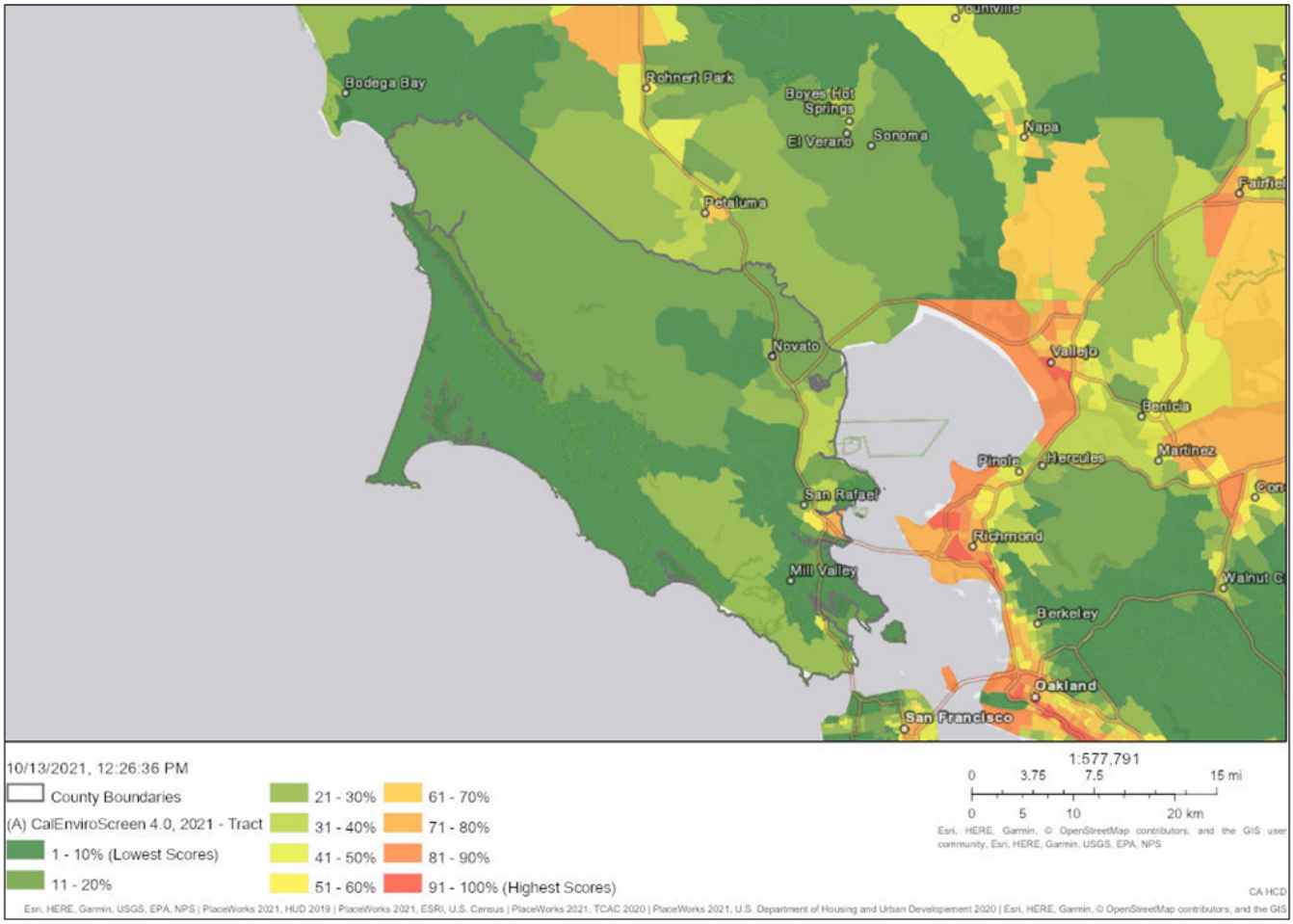


Figure 7.41: Regional CalEnviroScreen 4.0 Scores by Tract (2021)

Local Trends

As shown in *Figure 7.42*, all tracts in San Anselmo scored in the highest quartile for TCAC environmental scores. TCAC environmental scores in the Town are comparable to adjacent jurisdictions and are higher than unincorporated areas west and south of the City and in San Rafael east of the Town.

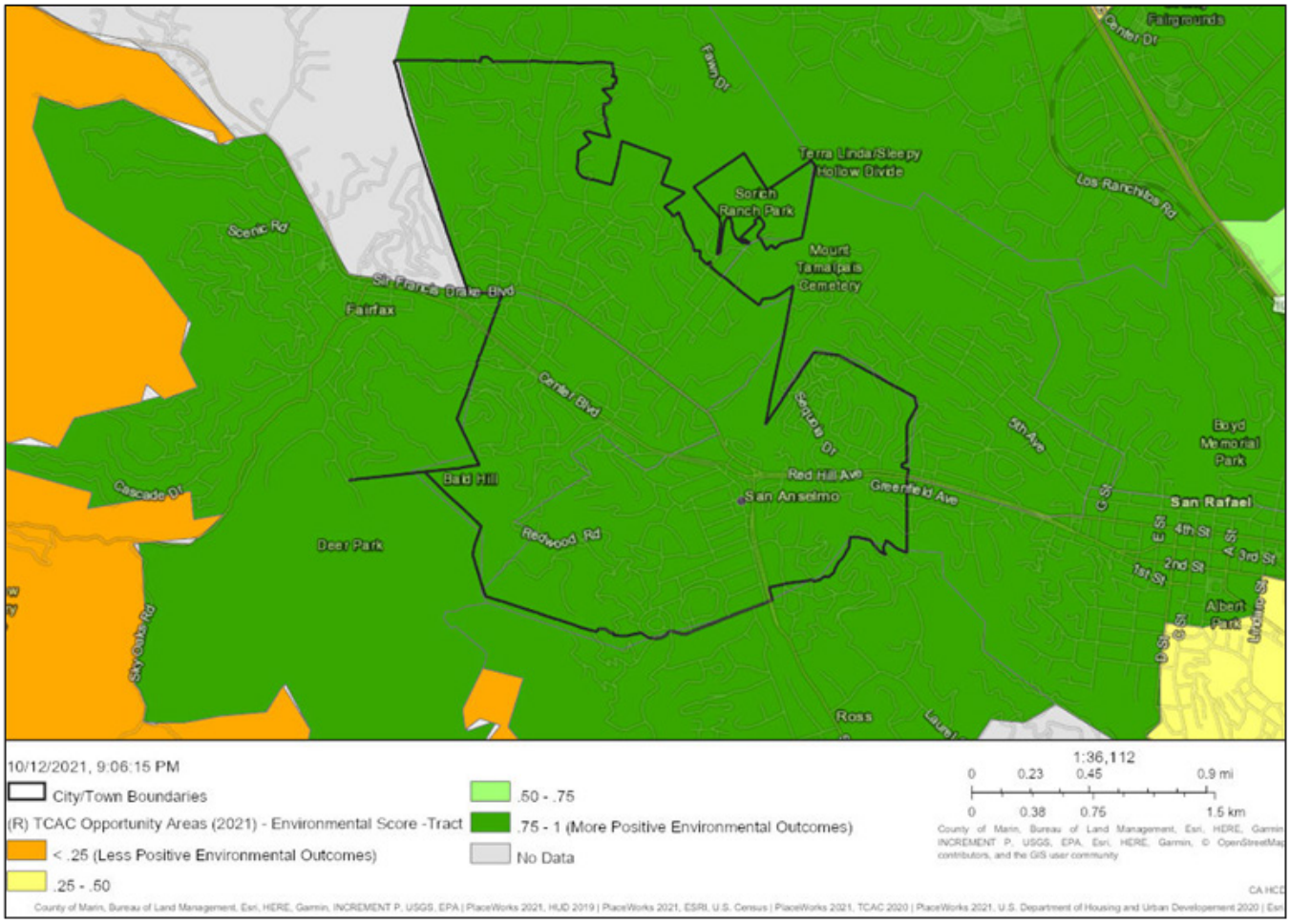


Figure 7.42: TCAC Environmental Scores by Tract (2021)

The Office of Environmental Health Hazard Assessment has released updated scored in February 2020 (CalEnviroscreen 4.0). The CalEnviroscreen 4.o scores in *Figure 7.43* are based on percentiles; the lower the score the better the environmental conditions. CalEnviroScreen 4.0 scores reveal that all tracts in San Anselmo have the highest CalEnviroScreen 4.0 scores within the 10th percentile, indicating that the entire Town has the best environmental conditions. CalEnviroScreen 4.0 percentile scores for the Town are comparable to adjacent jurisdictions. All units of all income levels generated from the RHNA opportunity sites are located in census tracts with the highest environmental domain scores and the highest CalEnviroScreen 4.0 scores within the 10th percentile.

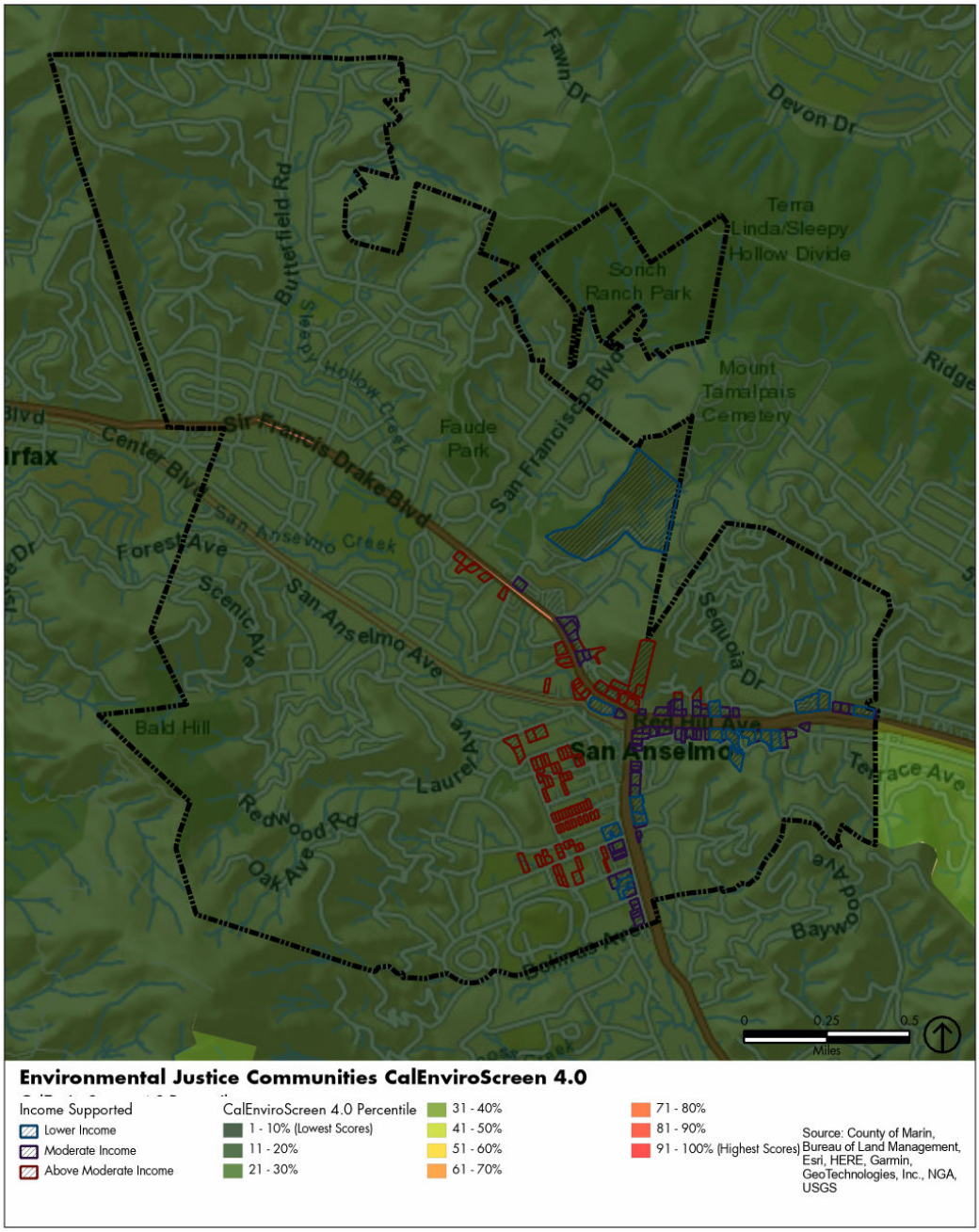


Figure 7.43: Sites Inventory and CalEnviroScreen 4.0 Score by Tract (2021)

Healthy Places

Regional Trends

Residents should have the opportunity to live a healthy life and live in healthy communities. The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combined 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions. *Figure 7.44* shows the HPI percentile score distributions in the Region tend to be above 60 percent except in some concentrated areas in the cities of Vallejo, Richmond, Berkeley, Oakland, and San Francisco- each county along the bays have at least one cluster of tracts with an HPI below 60 (blue). In Marin County, most tracts are also above 80 percent except in Southern San Rafael and Marin City. All of Marin City and the census tract in the Canal area of San Rafael both scored in the lower 40th percentile. These communities have also both been identified as having low access to healthy foods in the 2020 AI and have a concentration of minorities and lower access to resources.

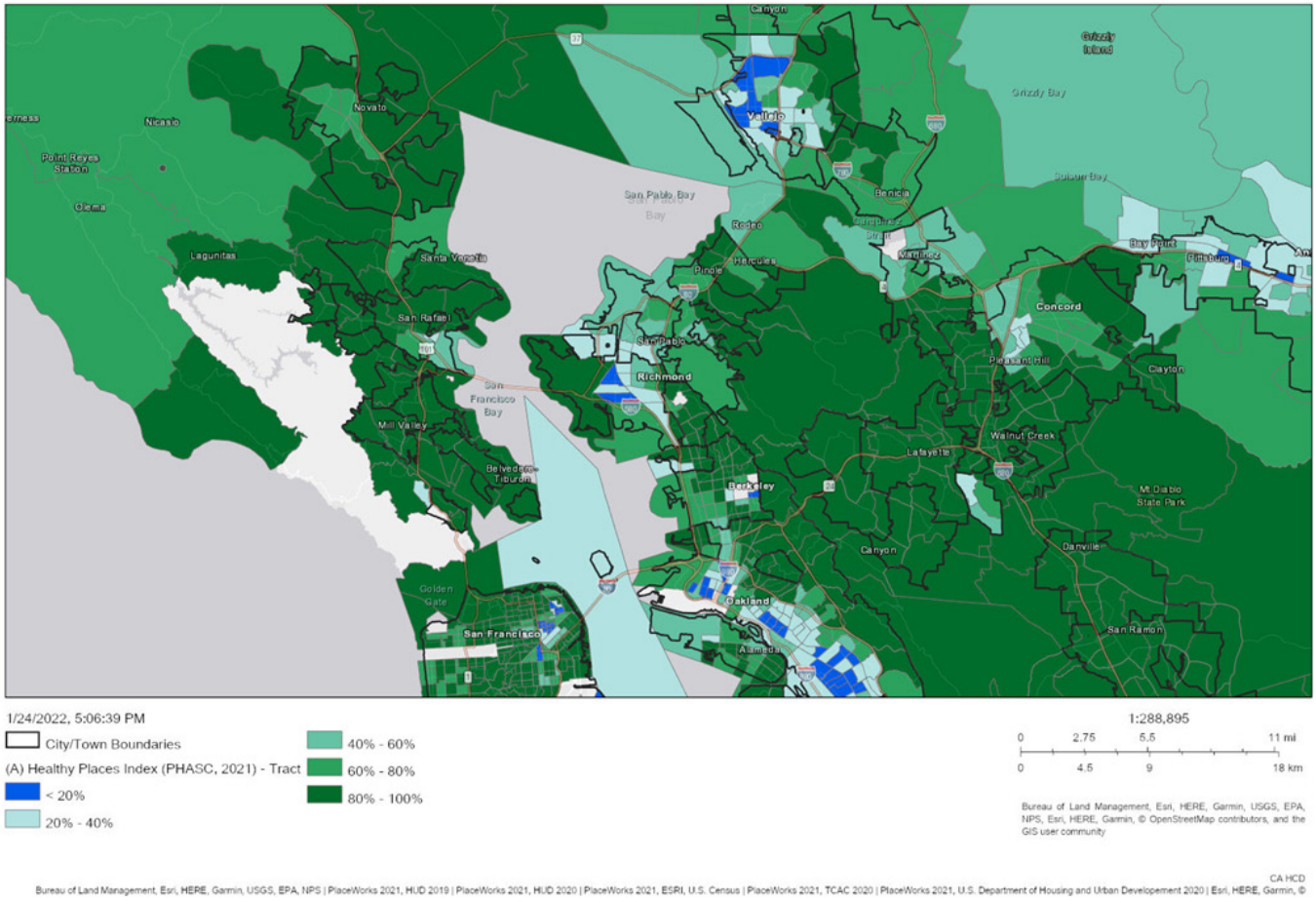


Figure 7.44: Regional Healthy Places Index by Tract (2021)

Local Trends

Figure 7.45 shows that all San Anselmo tracts have the highest healthy places indices, indicating that community conditions, including housing, education, economic, and social factors, are favorable. All units of all income levels generated from the RHNA opportunity sites are located in census tracts with the highest healthy places indices.

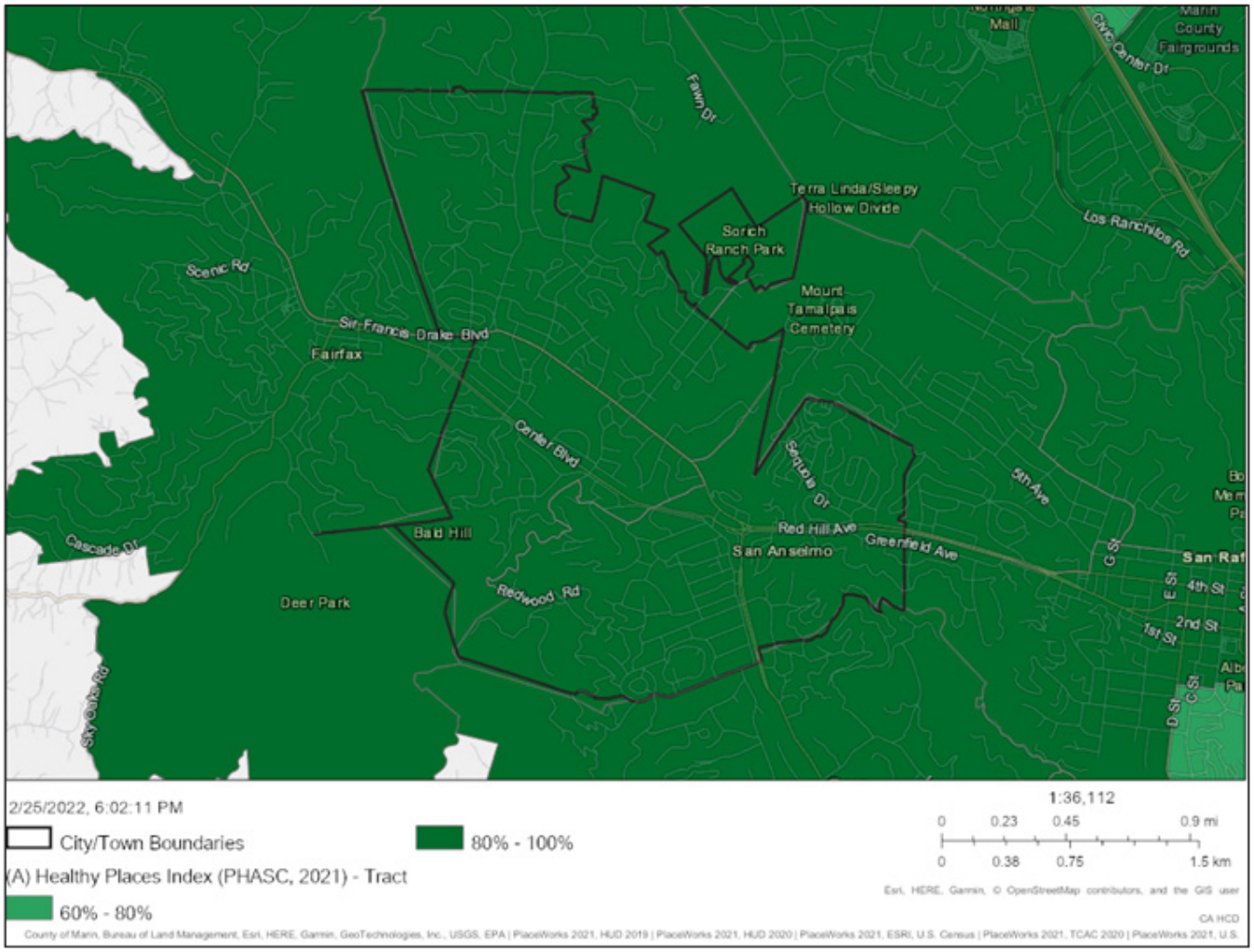


Figure 7.45: Healthy Places Index by Tract (2021)

Open Space and Recreation

Regional Trends

According to the Plan Bay Area 2040, a strong regional movement emerged during the latter half of the 20th century to protect farmland and open space. Local governments adopted urban growth boundaries and helped lead a "focused growth" strategy with support from environmental groups and regional agencies to limit sprawl, expand recreational opportunities, and preserve scenic and natural resources. However, this protection has strained the region's ability to build the housing needed for a growing population. In addition, maintaining the existing open space does not ensure equal access to it.

In Marin County, the Marin County Parks and Open Space Department includes regional and community parks, neighborhood parks, and 34 open space preserves that encompass 19,300 acres and 190 miles of unpaved public trails. In 2007, 500 Marin County residents participated in a telephone survey, and more than 60 percent of interviewees perceived parks and open space agencies favorably, regardless of geographic area, age, ethnicity, or income. However, the 2020 AI found that residents in Marin City, a community with a concentration of minorities and low-income residents, has limited access to open spaces for recreation. From 1990 to 2015, Marin City, which had the highest African American population in the County and according to the Marin Food Policy Council, one of the highest obesity rates, did not have an outdoor recreational space. In 2015, the Trust for Public Land, in collaboration with the Marin City Community Services District, designed and opened Rocky Graham Park in Marin City. According to the 2020 AI, while the park contains "a tree-house-themed play structure, drought-resistant turf lawn, adult fitness areas, and a mural showcasing scenes from Marin City's history", Marin City continues to have limited access to surrounding open spaces and hiking trails.

In 2019, the Parks Department conducted a Community Survey and identified the cost of entrance and fees to be obstacles for access to County parks. As a result, in July of 2019, entry fees were reduced from $10 to $5 for three popular parks in the County, and admission to McNears Beach Park pool, located in San Rafael, was free beginning on August 1, 2019.

Local Trends

The following parks and open space areas are located in San Anselmo:

- Creek Park
- Faude Park
- Lansdale Park
- Memorial Park, Elders' Garden, & Millennium Playground
- Robson-Harrington Park
- Sorich Ranch Park

The City is also located adjacent to the Deer Park area and trailhead, Natalie Coffin Greene Park, Cascade Canyon Preserve, and Loma Alta Preserve. The HPI, discussed above, assesses community health using various factors including access to parks. *Figure 7.46* shows the percent of the population living within a half-mile of a park, beach, or open space in San Anselmo by tract. All tracts in the Town scored in the highest quartile for park access; 100 percent of the population in all tracts live within a half-mile of a park, beach, or open space. All units of all income levels generated from the RHNA opportunity sites are located in census tracts that contain 100 percent of the population living within a half-mile of a park.

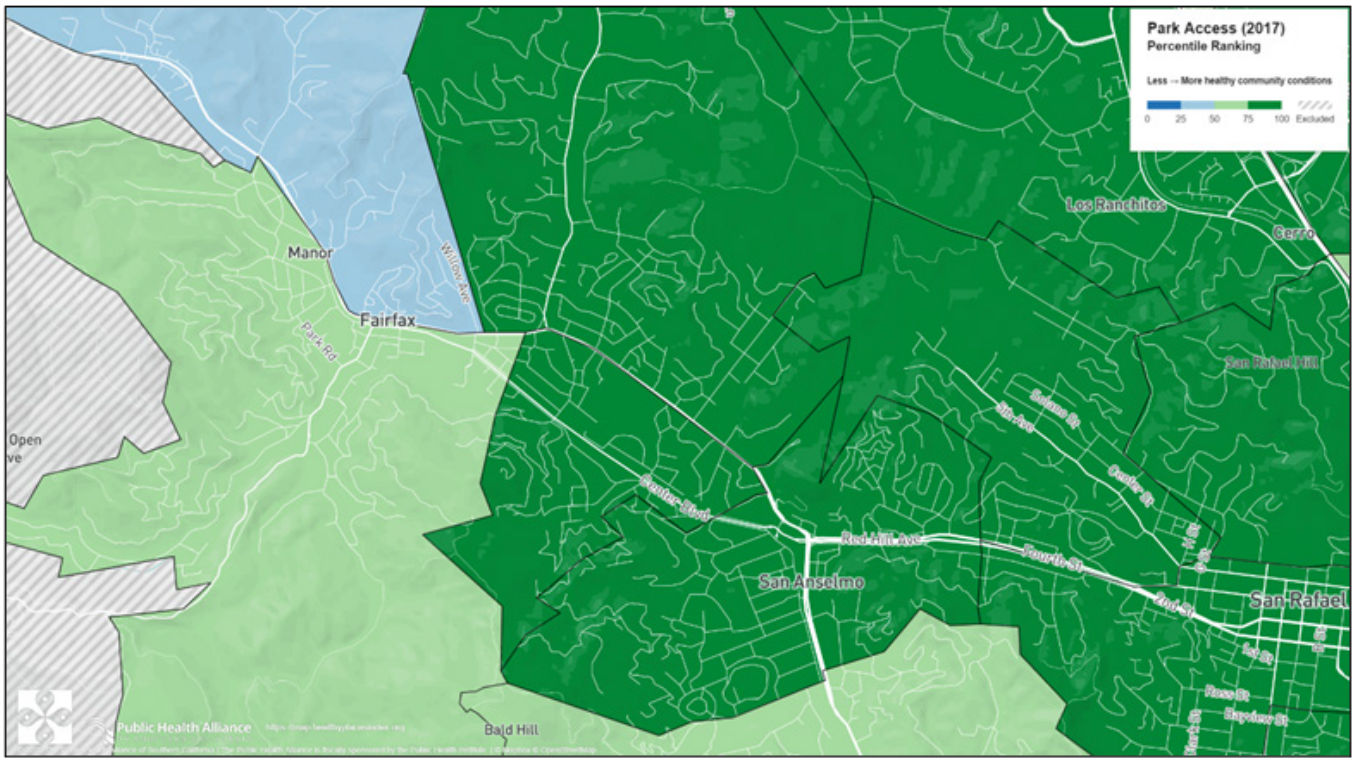


Figure 7.46: Healthy Places Index – Park Access (2017)

Home Loans

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the continued impacts of the lending/credit crisis. In the past, credit market distortions and other activities such as "redlining" were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

Regional Trends

The 2020 Marin County Analysis of Impediments to Fair Housing Choice examined lending practices across Marin County. According to HMDA, in 2017, there were a total of 11,688 loans originated for Marin properties. Of the 11,688 original loan applications, 6,534 loans were approved, representing 56 percent of all applications, 1,320 loans denied, representing 11 percent of the total applications, and there were 1,555 applicants who withdrew their applications, which represents 13 percent of all applications (*Table 7.20)*. Hispanic and Black/African American residents were approved at lower rates and denied at higher rates than all applicants in the County.

Table 7.20: Loan Approval, Denial, and Withdrawal by Race

	All Applicants	White	Asian	Hispanic/ Latinx	Black/African American
Loans approved	55.9%	60.0%	59.0%	50.0%	48.0%
Loans denied	11.3%	12.0%	16.0%	18.0%	19.0%
Loans withdrawn by applicant	13.3%	14.0%	13.0%	19.0%	14.0%

Source: 2017 HMDA, as presented in 2020 Marin County AI.

According to the 2020 AI, there were several categories for reasons loans were denied. Under the category, "Loan Denial Reason: insufficient cash - down payment and closing costs," African Americans were denied 0.7 percent more than White applicants. Denial of loans due to credit history significantly affected Asian applicants more than others; and under the category of "Loan Denial Reason: Other", the numbers are starkly higher for African American applicants.

The AI also identified many residents who lived in Marin City during the Marinship years[19] were not allowed to move from Marin City to other parts of the County because of discriminatory housing and lending policies and practices. For those residents, Marin City has been the only place where they have felt welcomed and safe in the County.

Based on the identified disparities of lending patterns for residents of color and a history of discriminatory lending practices, the AI recommended further fair lending investigations/testing into the disparities identified through the HMDA data analysis. More generally, it recommended that HMDA data for Marin County should be monitored on an ongoing basis to analyze overall lending patterns in the County. In addition (and what has not been studied for this AI), lending patterns of individual lenders should be analyzed, to gauge how effective the Community Reinvestment Act (CRA) programs of individual lenders are in reaching all communities to ensure that people of all races and ethnicities have equal access to loans.

19 Marinship is a community of workers created by the Bechtel Company which during World War II built nearly 100 liberty ships and tankers. Since Marinship faced a shortfall in local, available workers, Bechtel overlooked the workplace exclusions that were standard at the time and recruited African Americans from southern states such as Louisiana, Arkansas, Texas and Oklahoma. A thorough history if Marin City and Marinship is found in the local knowledge section.

Local Trends

Loan applications by race/ethnicity in San Anselmo from 2018 to 2019 are presented in *Figure7.47* Most home loan applications were submitted by White non-Hispanic residents, a reflection of the overall racial/ethnic composition of the City. Non-Hispanic White applicants represent 71 percent of the application pool, but 85.9 percent of the overall population. Asian and Hispanic residents are also slightly underrepresented in the loan application pool; however, the race or ethnicity of 22.1 percent of loan applicants is unknown.

Approximately 14.6 percent of all loans were denied during this period. Black/African American applications were denied at the highest rate (29 percent), followed by Asian/API applications (18 percent). Non-Hispanic White applicants and Hispanic/Latinx applicants were denied at the same rate of 15 percent. As discussed previously, the County AI recommended HMDA data be monitored due to disparities in lending patterns on the basis of race or ethnicity.

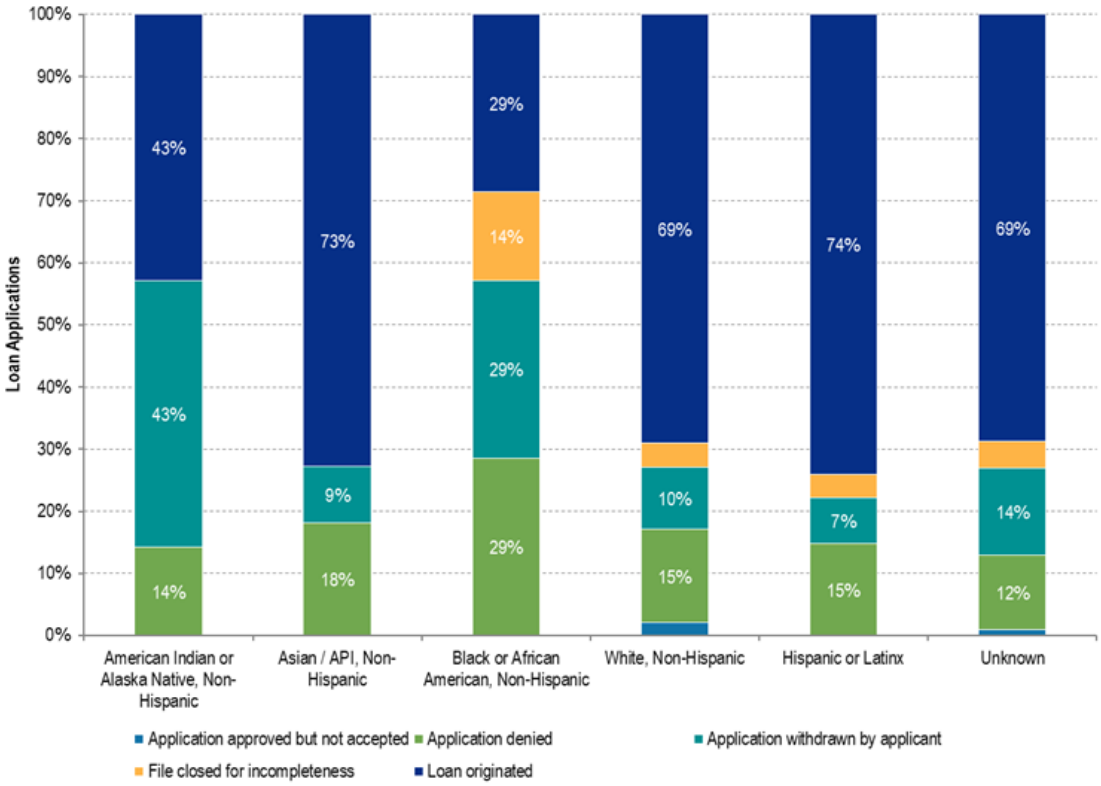


Figure 7.47: Loan Applications by Race/Ethnicity – San Anselmo (2018-2019)

Disproportionate Needs

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Marin County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom

According to CHAS data based on the 2013-2017 ACS, approximately 40 percent of Marin County households experience housing problems, compared to 37.2 percent of households in San Anselmo. In both the County and Town, renters are more likely to be affected by housing problems than owners.

Cost Burden

Regional Trends

As presented in *Table 7.21*, in Marin County, approximately 38 percent of households experience cost burdens. Renters experience cost burdens at higher rates than owners (48 percent compared to 32 percent), regardless of race. Among renters, American Indian and Pacific Islander households experience the highest rates of cost burdens (63 percent and 86 percent, respectively). Geographically, cost burdened renter households are concentrated census tracts in North and Central Marin in Novato and San Rafael (*Figure 7.48*). In these tracts, between 60 and 80 percent of renter households experience cost burdens. Throughout the incorporated County census tracts, between 40 and 60 percent of renter households are experiencing cost burdens. Cost-burdened owner households are concentrated in West Marin census tract surrounding Bolinas Bay and Southern Marin within Sausalito.

Table 7.21: Housing Problems and Cost Burden by Race/Ethnicity – Marin County (2017)

	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	31.8%	41.1%	30.7%	37.5%	0.0%	52.7%	32.9%
Renter-Occupied	47.9%	59.5%	51.2%	62.5%	85.7%	73.7%	53.2%
All Households	36.6%	54.5%	38.7%	43.8%	54.5%	67.5%	40.2%
With Cost Burden							
Owner-Occupied	31.2%	41.1%	29.0%	37.5%	0.0%	49.4%	32.2%
Renter-Occupied	45.1%	57.5%	41.5%	62.5%	85.7%	58.9%	47.7%
All Households	**35.4%**	**53.1%**	**33.9%**	**43.8%**	**54.5%**	**56.1%**	**37.7%**

Note: Used CHAS data based on 2013-2017 ACS despite more recent available data being available as this dataset is included in the ABAG Housing Data Needs Package.
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

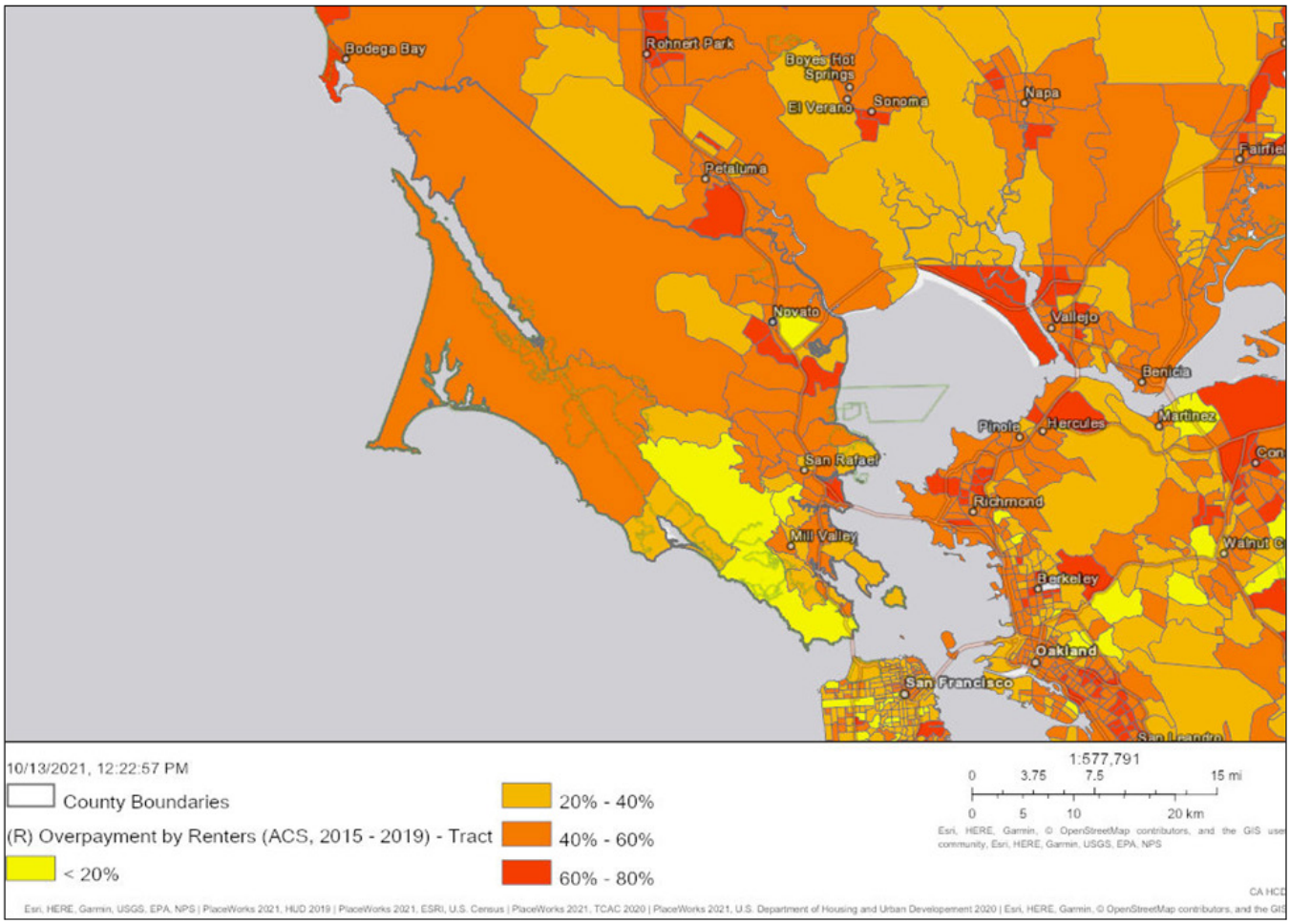


Figure 7.48: Regional Cost Burdened Renter Households by Tract (2019)

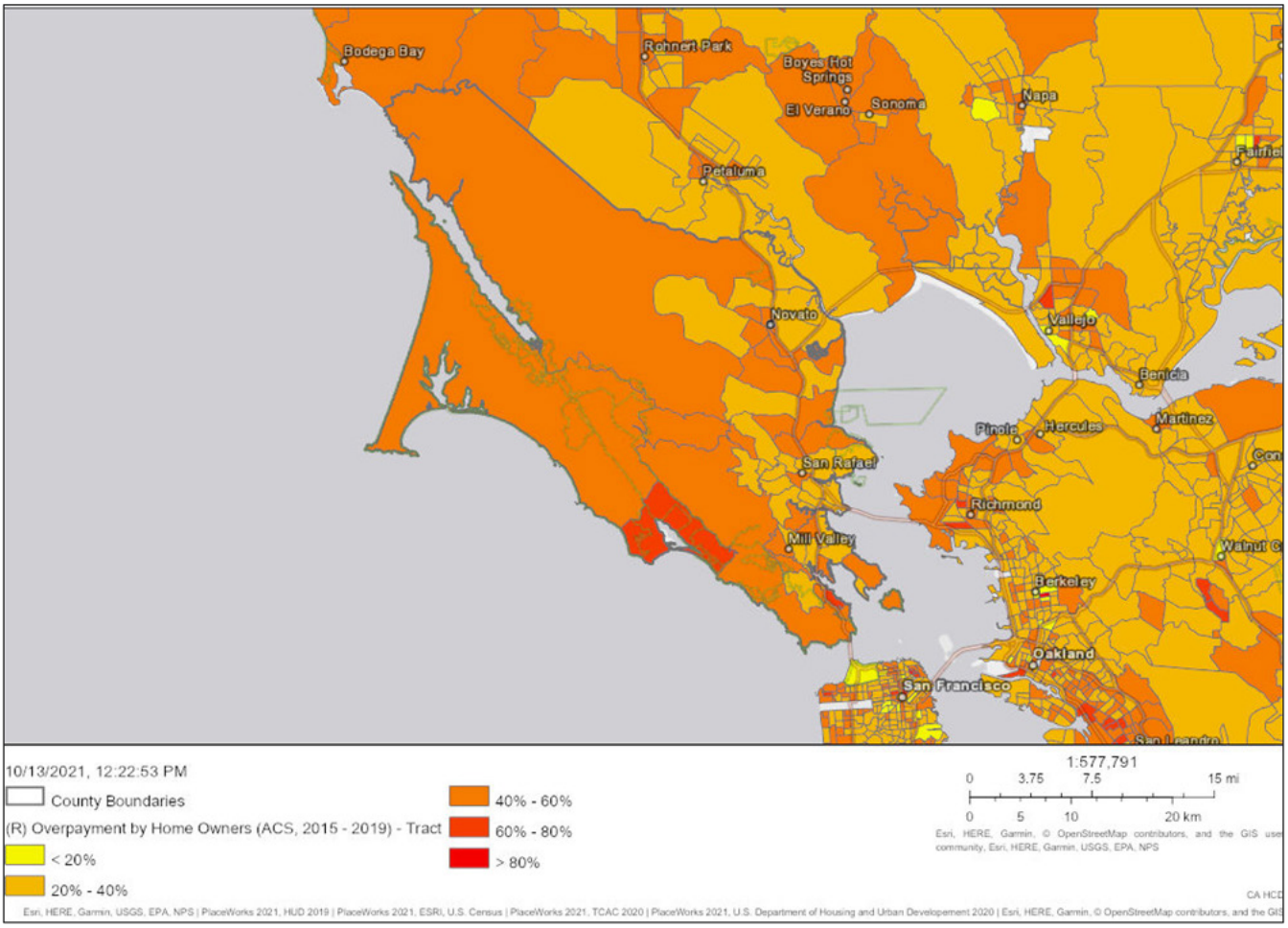


Figure 7.49: Regional Cost Burdened Owner Households by Tract (2019)

Housing problems and cost burdens can also affect special needs populations disproportionately. *Table 7.22* shows that renter elderly and large households experience housing problems and cost burdens at higher rates than all renters, all households, and their owner counterparts.

Table 7.22: Housing Problems, Elderly and Large Households – Marin County (2017)

	Owner-Occupied			Renter-Occupied			All Households
	Elderly	Large Households	All Owner	Elderly	Large Households	All Renters	
Any Housing Problem	34.0%	30.2%	32.9%	59.3%	74.0%	53.2%	34.0%
Cost Burden > 30%	33.6%	26.7%	32.2%	55.9%	50.0%	47.7%	33.6%

Source: HUD CHAS (based on 2013-2017 ACS), 2020.

Local Trends

Cost burden is less common amongst San Anselmo households compared to the County; 35.7 percent of households in the Town are cost burdened compared to 37.7 percent countywide (*Table 7.23)*. Similarly, 47.7 percent of renters in the County are cost burdened compared to only 40 percent in the Town. According to the 2015-2019 ACS, San Anselmo has a relatively low proportion of renters (32.4 percent), compared to 36 percent in the County and 44 percent in the Bay Area. Renters are more likely to be cost burdened compared to owners.

Hispanic households are the most likely to experience cost burden compared to other racial/ethnic groups in San Anselmo. According to HUD CHAS estimates, 81.3 percent of Hispanic owners and 50 percent of Hispanic renters are cost burdened. White renter-occupied households are also cost burdened at a rate slightly exceeding the citywide average (42.9 percent).

Table 7.23: Housing Problems and Cost Burden by Race/Ethnicity – San Anselmo (2017)

	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	35.0%	N/A	10.5%	N/A	N/A	80.0%	35.6%
Renter-Occupied	43.8%	0.0%	0.0%	N/A	N/A	50.0%	42.4%
All Households	37.0%	0.0%	7.4%	N/A	N/A	70.0%	37.2%
With Cost Burden							
Owner-Occupied	34.2%	N/A	10.5%	N/A	N/A	81.3%	34.3%
Renter-Occupied	42.9%	0.0%	0.0%	N/A	N/A	50.0%	40.0%
All Households	**36.2%**	**0.0%**	**7.4%**	N/A	N/A	**70.8%**	**35.7%**

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

As discussed previously, housing problems and cost burden often affect special needs populations disproportionately. Rates of housing problems and cost burden for elderly and large households in the Town are presented in *Table 7.24.* Large households in San Anselmo are not cost burdened at a rate exceeding the townwide average. Conversely, 34.7 percent of elderly owner-occupied households are cost burdened, compared to 34.3 percent of owners townwide, and 59 percent of elderly renter-occupied households are cost burdened, compared to 40 percent of renters townwide. Elderly households are cost burdened at a higher rate in San Anselmo than the County.

Table 7.24: Housing Problems, Elderly and Large Households – San Anselmo (2017)

	Owner-Occupied			Renter-Occupied			All Households
	Elderly	Large Households	All Owner	Elderly	Large Households	All Renters	
Any Housing Problem	34.2%	29.3%	35.6%	62.6%	0.0%	42.4%	37.2%
Cost Burden > 30%	34.7%	29.3%	34.3%	59.0%	0.0%	40.0%	35.7%

Source: HUD CHAS (based on 2013-2017 ACS), 2020.

Figure 7.50 and *Figure 7.51* show cost burden in the Town by tract and tenure. According to the HCD AFFH Data Viewer, between 40 and 60 percent of renters in all San Anselmo tracts are cost burdened. Similarly, between 20 to 40 percent of owners in all tracts are cost burdened. Since the 2010-2014 ACS, overpayment amongst renters has remained generally constant in all tracts, while overpayment amongst owners has decreased in all tracts. All units of all income levels generated from the RHNA opportunity sites are located in census tracts with 40 to 60 percent of renters that are cost burdened and 20 to 40 percent of owners that are cost burdened.

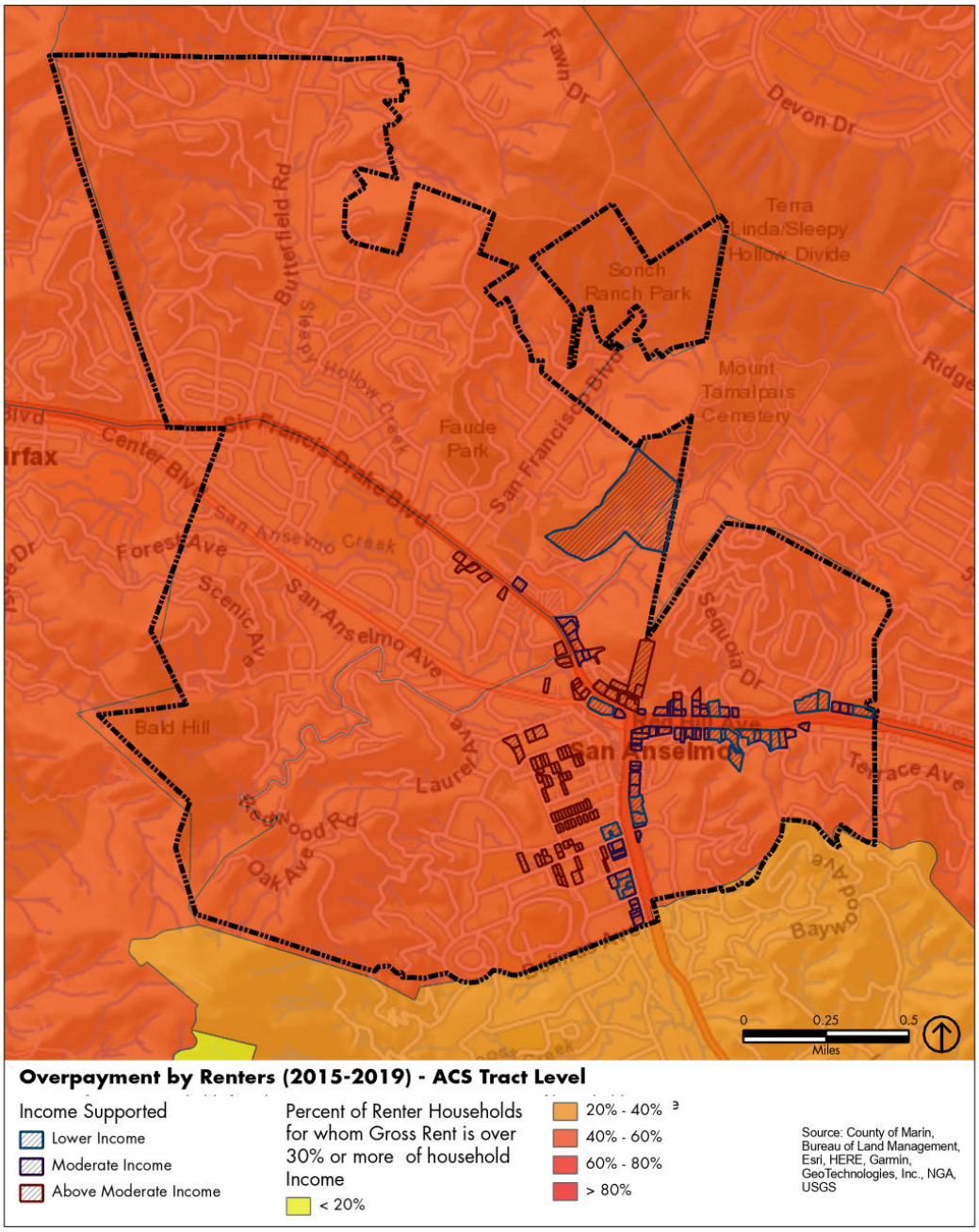


Figure 7.50: Sites Inventory and Cost Burdened Renters by Tract (2019)

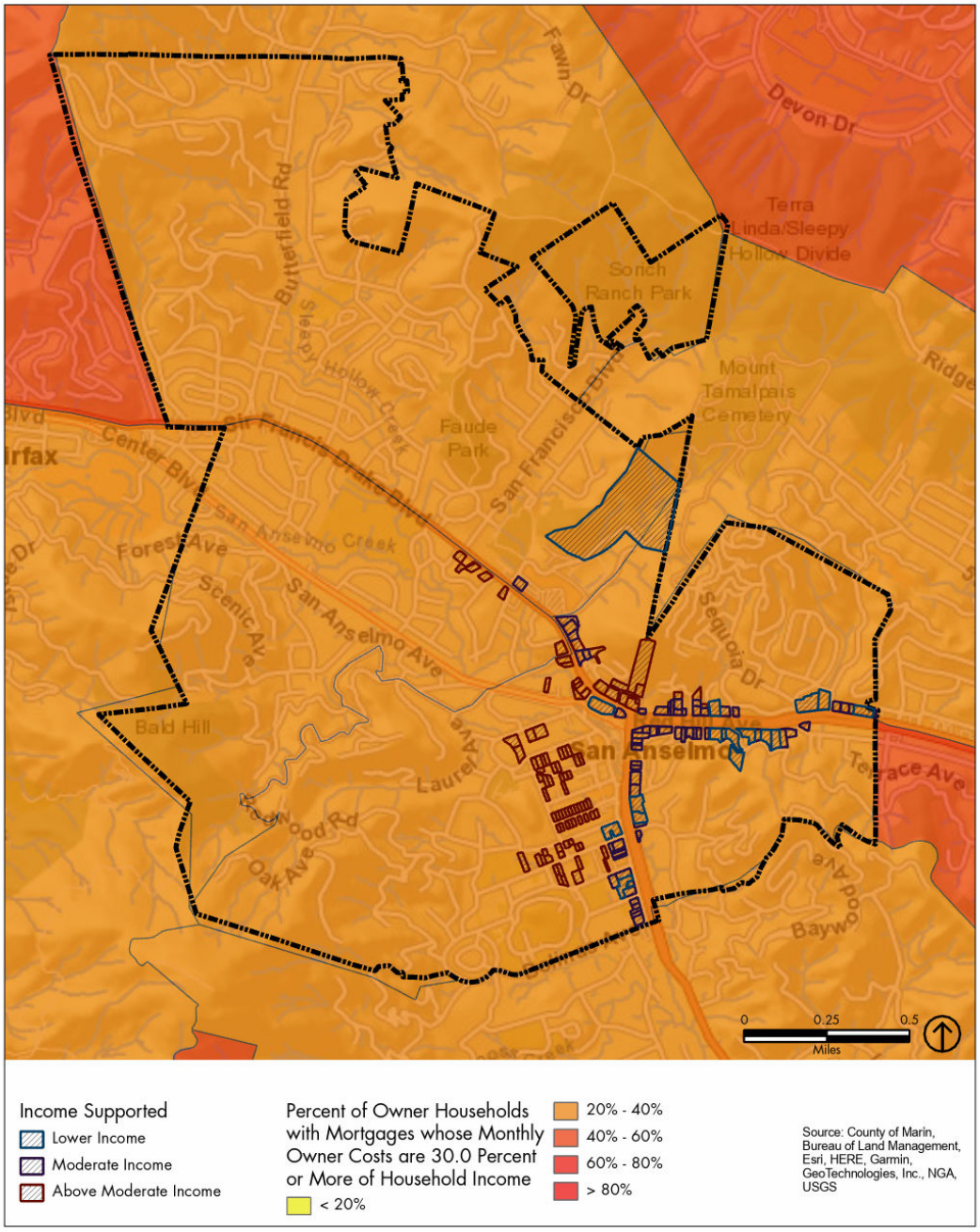


Figure 7.51: Sites Inventory and Cost Burdened Owners by Tract (2019)

Overcrowded Households

Regional Trends

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2017 five-year ACS estimates, about 6.5 percent of households in the Bay Area region are living in overcrowded conditions (*Table 7.28*). About 11 percent of renter households are living in overcrowded conditions in the region, compared to three percent of owner households. Overcrowding rates in Marin County are lower than the Bay Area (four percent and 6.5 percent, respectively) and like regional trends, Marin County a higher proportion of renters experience overcrowded conditions compared to owners. Overcrowded households in the region are concentrated in Richmond, Oakland, and San Francisco (*Figure 7.50*). At the County level, overcrowded households are concentrated North and Central Marin, specifically in downtown Novato and the southeastern tracts of San Rafael (Canal).

While the ACS data shows that overcrowding is not significant problem, it is likely that this data is an undercount, especially with families who may have undocumented members. It is also likely that agriculture worker housing is overcrowded and undercounted.

Table 7.28: Overcrowded Households – Bay Area and Marin County (2017)

	Bay Area	Marin County
Owner-Occupied	3.0%	0.8%
Renter Occupied	10.9%	9.4%
All Households	**6.5%**	**3.9%**

Note: Overcrowding means more than one person per household.
Source: ABAG Housing Data Needs Package, HUD CHAS (based on 2013-2017 ACS), 2020.

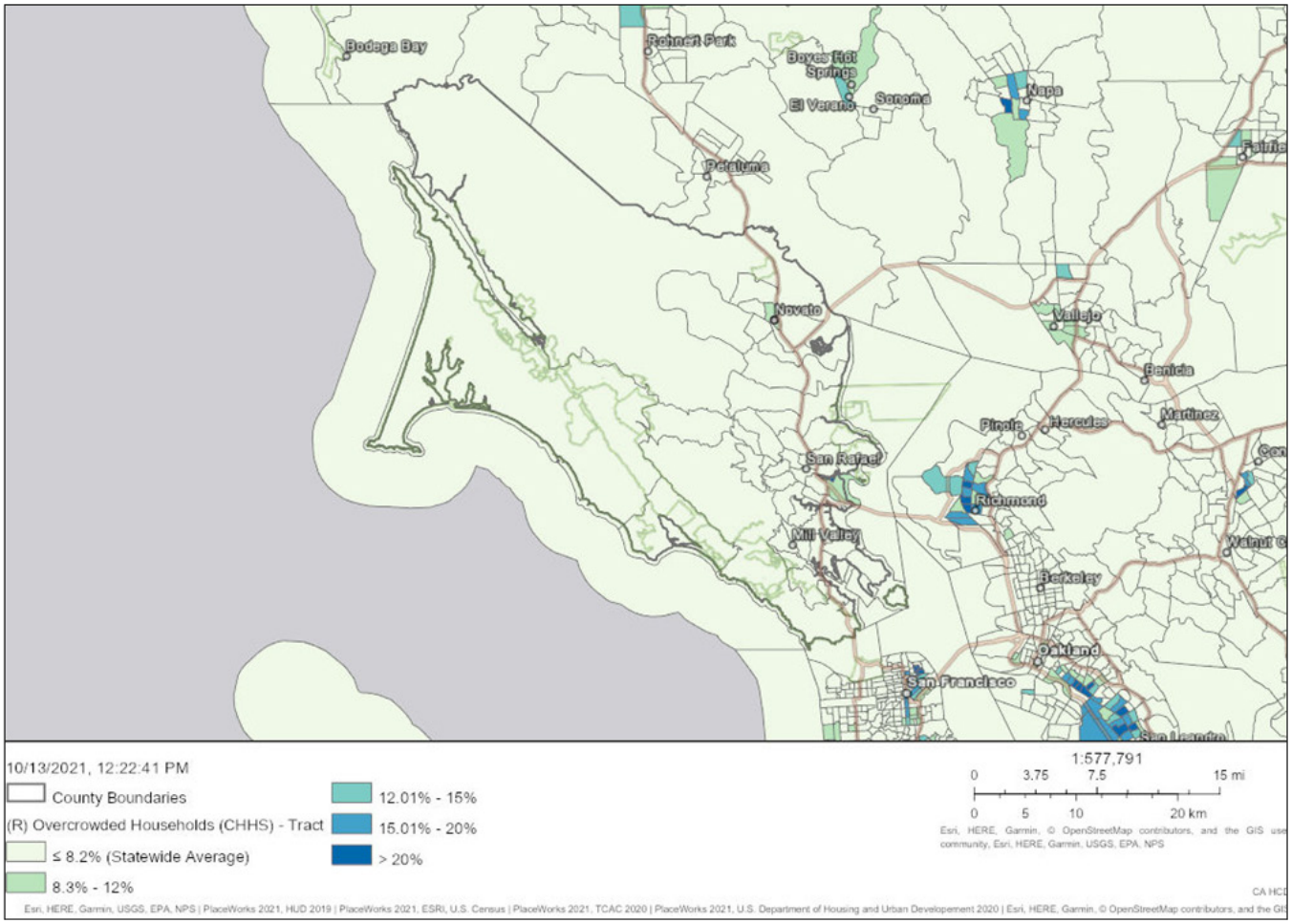


Figure 7.52: Regional Overcrowded Households by Tract

Local Trends

Overcrowding is generally not an issue in the town. As shown in *Table 7.29*, only 0.8 percent of owner-occupied households are overcrowded, all of which are severely overcrowded. Amongst renter households, 2.4 percent are overcrowded, and none are severely overcrowded. Only 1.3 percent of households in San Anselmo are overcrowded, compared to 3.9 percent in the county and 3.5 percent in the Bay Area. The rate of overcrowding in all San Anselmo tracts is also below the statewide average of 8.2 percent. All units l generated from the RHNA opportunity sites are located in census tracts below the statewide average for overcrowded households.

Table 7.29: Overcrowded Households – San Anselmo (2017)

	Overcrowded (>1 person per room)	Severely Overcrowded (>1.5 persons per room)
Owner-Occupied	0.8%	0.8%
Renter Occupied	2.4%	0.0%
All Households	**1.3%**	**0.5%**

Source: ABAG Housing Data Needs Package, HUD CHAS (based on 2013-2017 ACS), 2020.

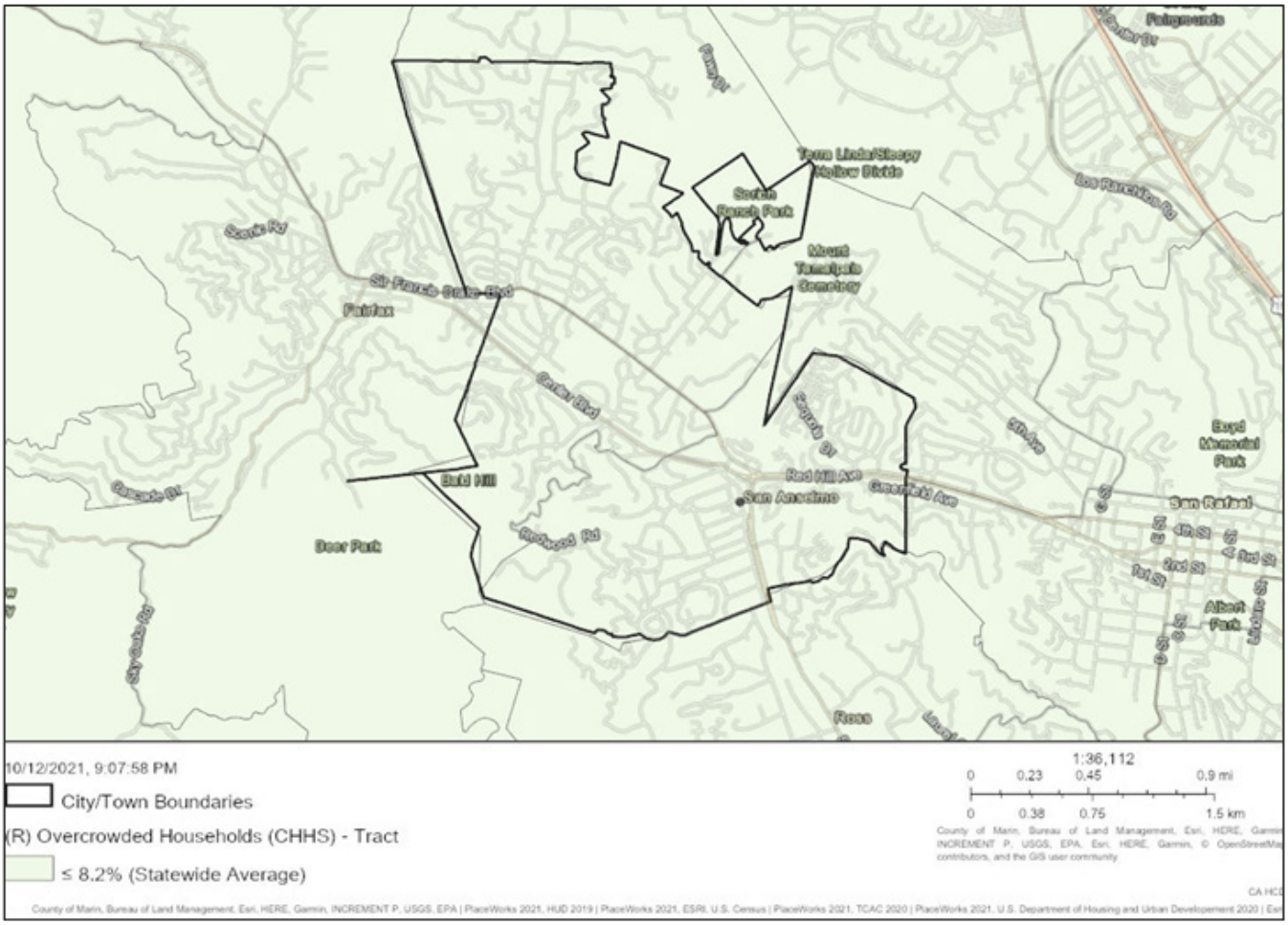


Figure 7.53: Overcrowded Households by Tract

Substandard Conditions

Regional Trends

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Incomplete facilities and housing age are estimated using the 2015-2019 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

According 2015-2019 ACS estimates, shown in *Table 7.30*, 1.3 percent or less of households in the Bay Area and Marin County lack complete kitchen and plumbing facilities. Incomplete kitchen facilities are more common in both the Bay Area and Marin County and affect renter households more than owner households. In Marin County, one percent of households lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities. In the county, more than 2 percent of renters lack complete kitchen facilities while less than one percent of renter households lack plumbing facilities.

Table 7.30: Substandard Housing Conditions –Bay Area and Marin County (2019)

	Bay Area		Marin County	
	Lacking complete kitchen facilities	Lacking complete plumbing facilities	Lacking complete kitchen facilities	Lacking complete plumbing facilities
Owner	0.3%	0.2%	0.2%	0.3%
Renter	2.6%	1.1%	2.4%	0.6%
All Households	**1.3%**	**0.6%**	**1.0%**	**0.4%**

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Like overcrowding, ACS data may not reflect the reality of substandard housing conditions in the county. Staff have received comments about substandard conditions related to lack of landlord upkeep/care (i.e., moldy carpets) or hot water delays, especially from the Hispanic/Latin community.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. As states above, structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation. In the County, 86 percent of the housing stock was built prior to 1990, including 58 percent built prior to 1970 (*Table 7.32*). *Figure 7.54* shows median housing age for Marin County cities and Census-designated places (CDPs). Central and Southern Marin, specifically the cities of Ross, Fairfax, and San Anselmo have the oldest housing while Novato, Black Point-Green Point CDP, Nicasio CDP, Muir Beach CDP, and Marin City CDP have the most recently built housing.

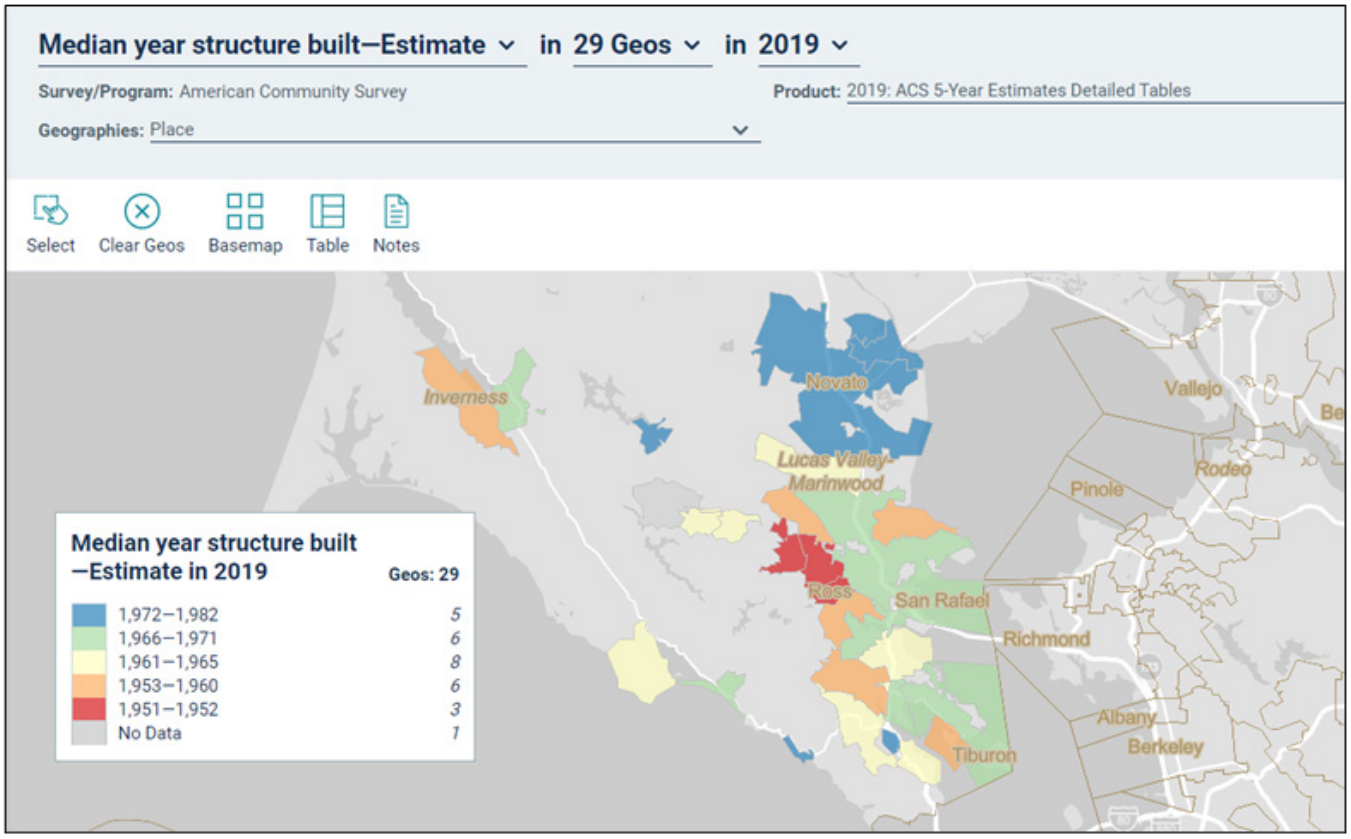


Figure 7.55: Median Housing Age by Marin County Cities and Census-Designated Places (CDPs)
Source: 2015-2019 ACS (5-Year Estimates).

Local Trends

There are no owner-occupied households in San Anselmo lacking complete kitchen facilities (*Table 7.31*). Compared to Marin County, a smaller proportion of households in San Anselmo lack complete kitchen facilities (0.3 percent). One percent of renters in the town lack complete kitchen facilities, which is less than both the county (2.4 percent) and the Bay Area (2.6 percent).

A slightly larger proportion of owner-occupied and renter-occupied households in the town lack complete plumbing facilities compared to the county. Overall, 0.5 percent of households in San Anselmo lack complete plumbing facilities compared to 0.4 percent in Marin County and 0.6 percent in the Bay Area.

Table 7.31: Substandard Housing Conditions – San Anselmo (2019)

	Lacking complete kitchen facilities	Lacking complete plumbing facilities
Owner-Occupied Households	0.0%	0.5%
Renter-Occupied Households	1.0%	0.7%
All Households	**0.3%**	**0.5%**

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Table 7.32 shows housing stock age by block group, town, and county. Nearly 81 percent of housing units in the town were built in 1969 or earlier compared to only 58 percent countywide. As discussed previously, units aged 50 and older are likely to require major rehabilitation. As shown in Figure 7.56, older housing units are most concentrated in block groups in the central and southwestern areas of the town. More than 73 percent of housing units in all San Anselmo block groups were built prior to 1970.

Table 7.32: Housing Stock Age (2019)

Block Group/Jurisdiction	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Housing Units
Block Group 1, Tract 1150	73.4%	19.3%	7.3%	1,195
Block Group 3, Tract 1150	84.4%	15.6%	0.0%	649
Block Group 4, Tract 1150	100.0%	0.0%	0.0%	421
Block Group 1, Tract 1160	86.5%	6.6%	6.9%	713
Block Group 2, Tract 1160	75.5%	14.4%	10.1%	645
Block Group 1, Tract 1170	78.1%	15.4%	6.4%	590
Block Group 2, Tract 1170	78.7%	11.0%	10.3%	263
Block Group 3, Tract 1170	76.6%	6.4%	16.9%	590
Block Group 4, Tract 1170	81.8%	12.6%	5.5%	688
San Anselmo	80.7%	12.2%	7.1%	5,450
Marin County	58.0%	28.2%	13.9%	113,084

Source: American Community Survey, 2015-2019 (5-Year Estimates).

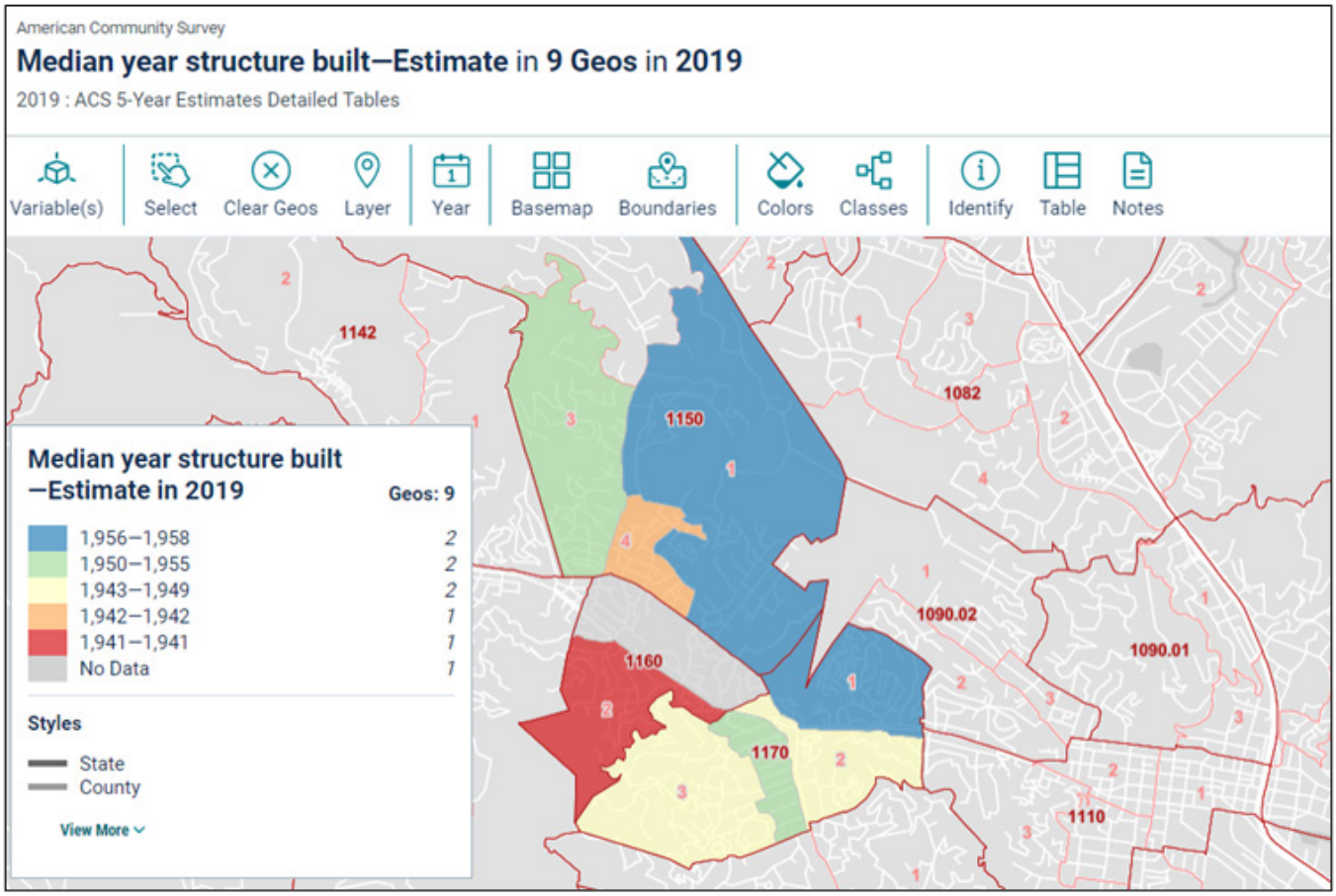


Figure 7.56: Median Housing Age by Block Group (2019)
Source: 2015-2019 ACS (5-Year Estimates).

Displacement Risk

Regional Trends

UC Berkley's Urban Displacement project defines residential displacement as "the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this project, the research has identified populations vulnerable to displacement (named "sensitive communities") in the event of increased redevelopment and drastic shifts in housing cost. They defined vulnerability based on the share of low-income residents per tract and other criteria including: share of renters is above 40 percent, share of people of color is more than 50 percent, share of low-income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities in the Bay Area region were identified in the coastal census tracts of Contra Costa, Alameda, and San Francisco County, specifically in the cities of Vallejo, Richmond, Berkeley, Oakland, and San Francisco (*Figure 7.57*). In Marin County, sensitive communities were identified in the cites of Novato and San Rafael, and the unincorporated areas of Marin City, Strawberry, Northern and Central Coastal West Marin and Nicasio.

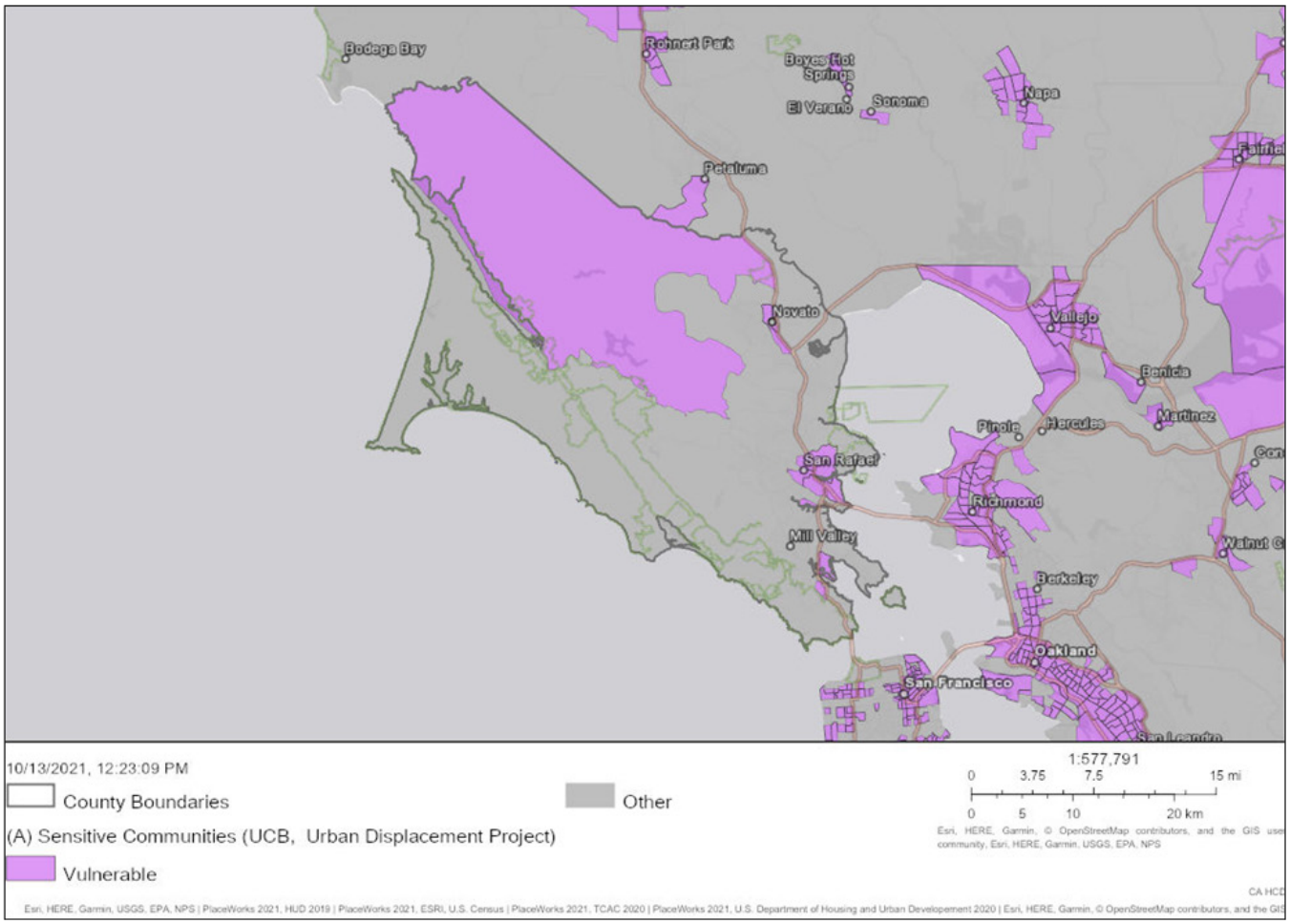


Figure 7.57: Regional Sensitive Communities At Risk of Displacement by Tract (2021)

Local Trends

There are no areas in San Anselmo identified as sensitive communities at risk of displacement. The closest community at risk of displacement is east of San Anselmo in San Rafael.

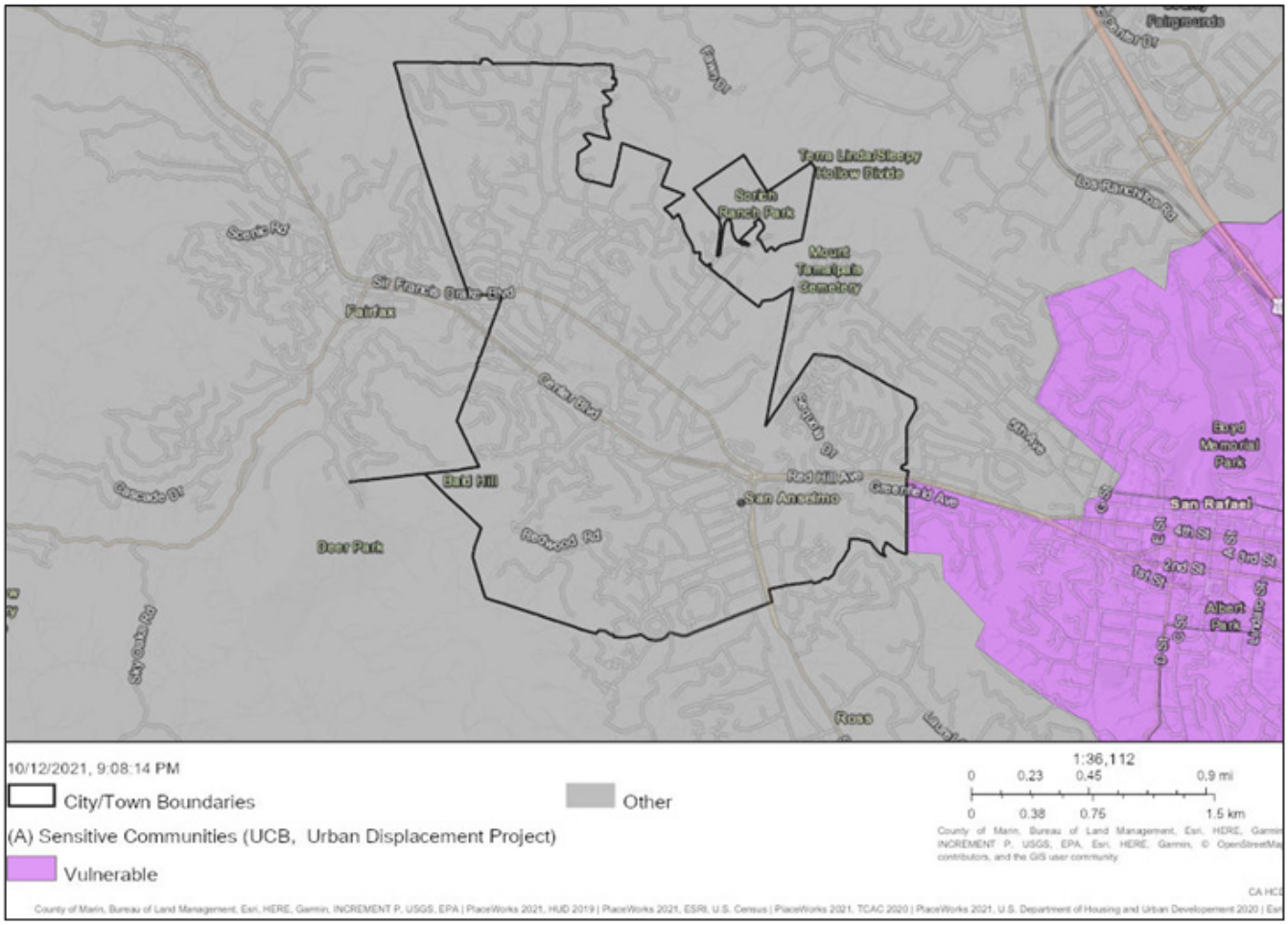


Figure 7.58: Sensitive Communities At Risk of Displacement by Tract (2021)

As discussed previously, vulnerability is measured based on several variables including: share of renters exceeding 40 percent, share of people of color exceeding 50 percent, share of low-income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. San Anselmo is a predominately owner-occupied household community (67.6 percent) with a large White population (85.9 percent). Since the 2006-2010 ACS, the non-Hispanic White population increased from 83.4 percent, and the share of owner-occupied households increased from 66.9 percent. As presented in *Figure 7.50*, White householders are significantly more likely to own their home compared to all other racial/ethnic groups in San Anselmo. Over 70 percent of non-Hispanic White households own their homes. In comparison, all Black/African American householders are renters. Similarly, 70.1 percent of householders of a race not listed ("Other race") or multiple races, 60.8 percent of Hispanic/Latinx householders, and 46.5 percent of Asian/API householders are renters in San Anselmo.

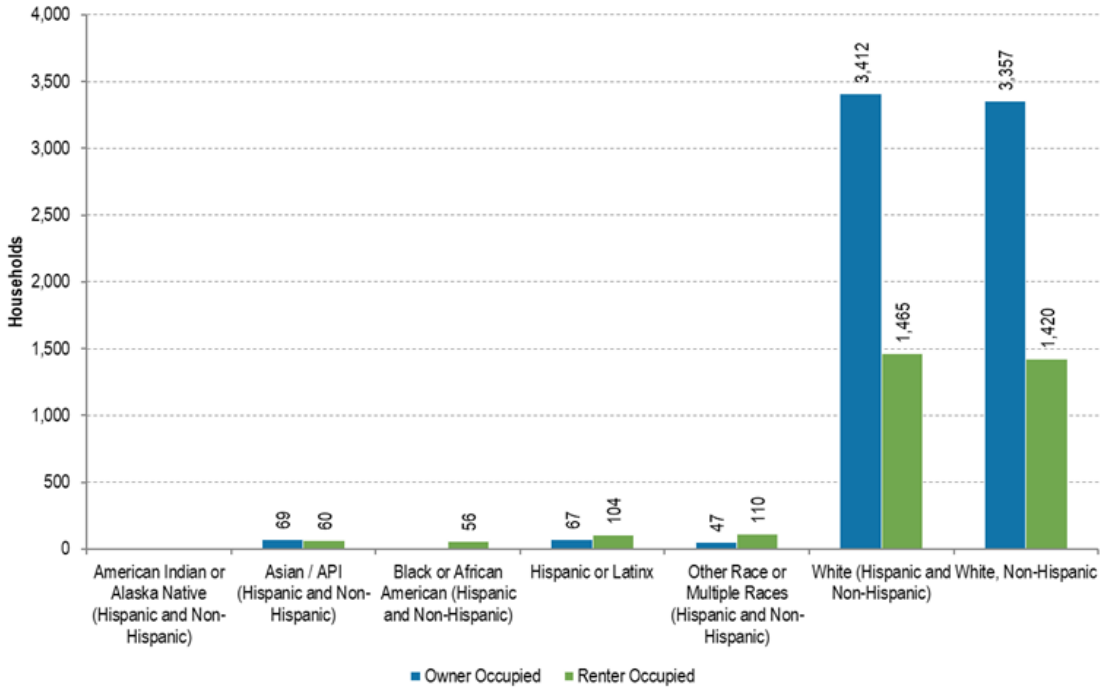


Figure 7.59: Housing Tenure by Race of Householder (2019)
Source: ABAG Data Needs Package, 2015-2019 ACS.

Figure 7.60 shows the median contract rent in San Anselmo, Marin County, and the Bay Area from 2009 to 2019. As of 2019, San Anselmo had the lowest median contract rent price of $1,820 when compared to the county ($1,961) and the Bay Area ($1,849). Over the past ten years, median contract rent has increased by 39.3 percent in San Anselmo, a slightly higher increase than Marin County (37.9 percent) but significantly lower than the Bay Area region (54.6 percent). As discussed above, increasing rental prices in the town are more likely to disproportionately affect people of color, specifically Black/African American and Hispanic/Latinx households.

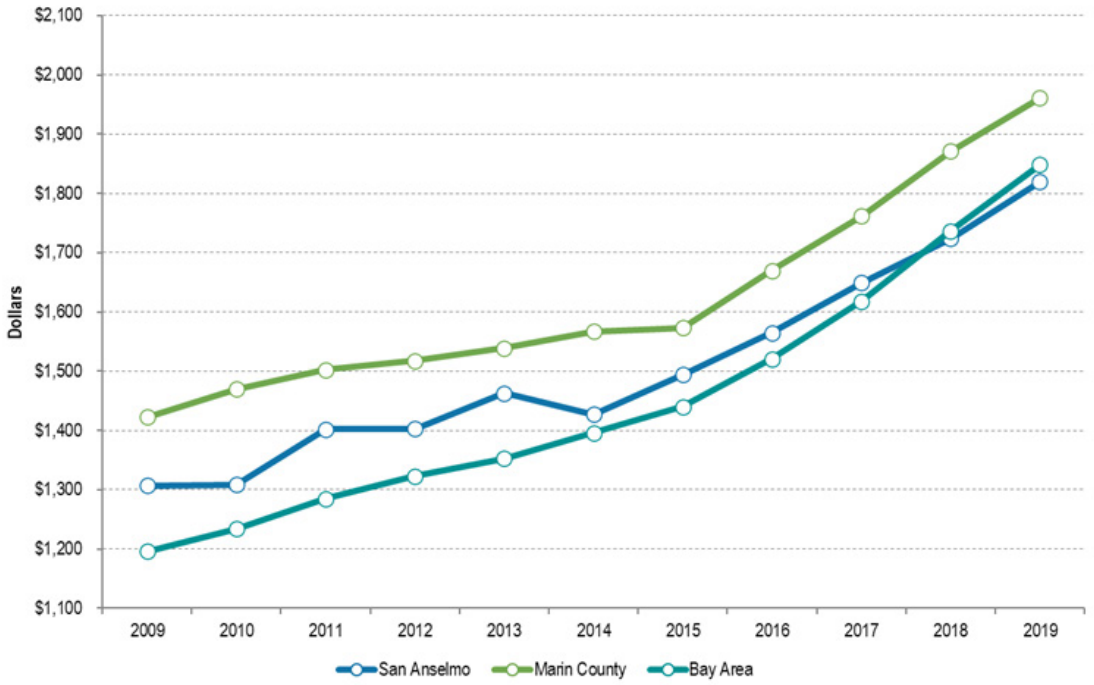


Figure 7.60: Median Contract Rent (2009-2019)
Source: ABAG Data Needs Package, 2015-2019 ACS.

Homelessness

Regional Trends

As presented in *Table 7.33*, according to the County's Point-in-Time (PIT) Homeless Count and Survey, there were 1,034 persons experiencing homelessness in Marin County in 2019. Most of persons experiencing homelessness in the county were unsheltered (68.5 percent). Another 16.6 percent were living in emergency shelters, and 14.9 percent were living in transitional housing. Since 2015, the county's homeless population has decreased by 21 percent (1,309 persons in 2015). However, in 2015, only 64 percent of the homeless population was unsheltered compared to 68 percent in 2019.

Table 7.33: Homelessness by Shelter Status – Marin County (2019)

	Persons	Percent
Sheltered – Emergency Shelter	172	16.6%
Sheltered – Transitional Housing	154	14.9%
Unsheltered	708	68.5%
Total	**1,034**	**100.0%**

Source: ABAG Housing Data Needs Package, HUD Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019.

Black/African American, Hispanic/Latinx, and American Indian/Alaska Native populations are all overrepresented in the County's homeless population. Conversely, Asian, White, and "Other race" populations are underrepresented. Black or African American persons are the most overrepresented in the homeless population, accounting for 16.7 percent of the homeless population but only 2.2 percent of the population countywide. *Table 7.34* shows the share of people experiencing homelessness and total populations by race and ethnicity.

Table 7.34: Racial/Ethnic Share of General and Homeless Populations – Marin County (2019)

	Share of Homeless Population	Share of Overall Population
American Indian or Alaska Native (Hispanic and Non-Hispanic)	3.5%	0.4%
Asian / API (Hispanic and Non-Hispanic)	3.1%	6.1%
Black or African American (Hispanic and Non-Hispanic)	16.7%	2.2%
White (Hispanic and Non-Hispanic)	66.2%	77.8%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	10.5%	13.5%
Hispanic/Latinx	18.8%	15.9%
Non-Hispanic/Latinx	81.2%	84.1%

Source: ABAG Housing Data Needs Package – HUD Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019; 2015-2019 ACS (5-Year Estimates).

The number of students in local public schools experiencing homelessness in the County has also increased in recent years. Since the 2016-17 school year, the number of students experiencing homelessness in Marin County has increased from 976 to 1,268 during the 2019-20 school year, a nearly 30 percent increase. Conversely, the Bay Area as a whole has seen a decrease in students experiencing homelessness during the same time period (*Figure 7.61*).

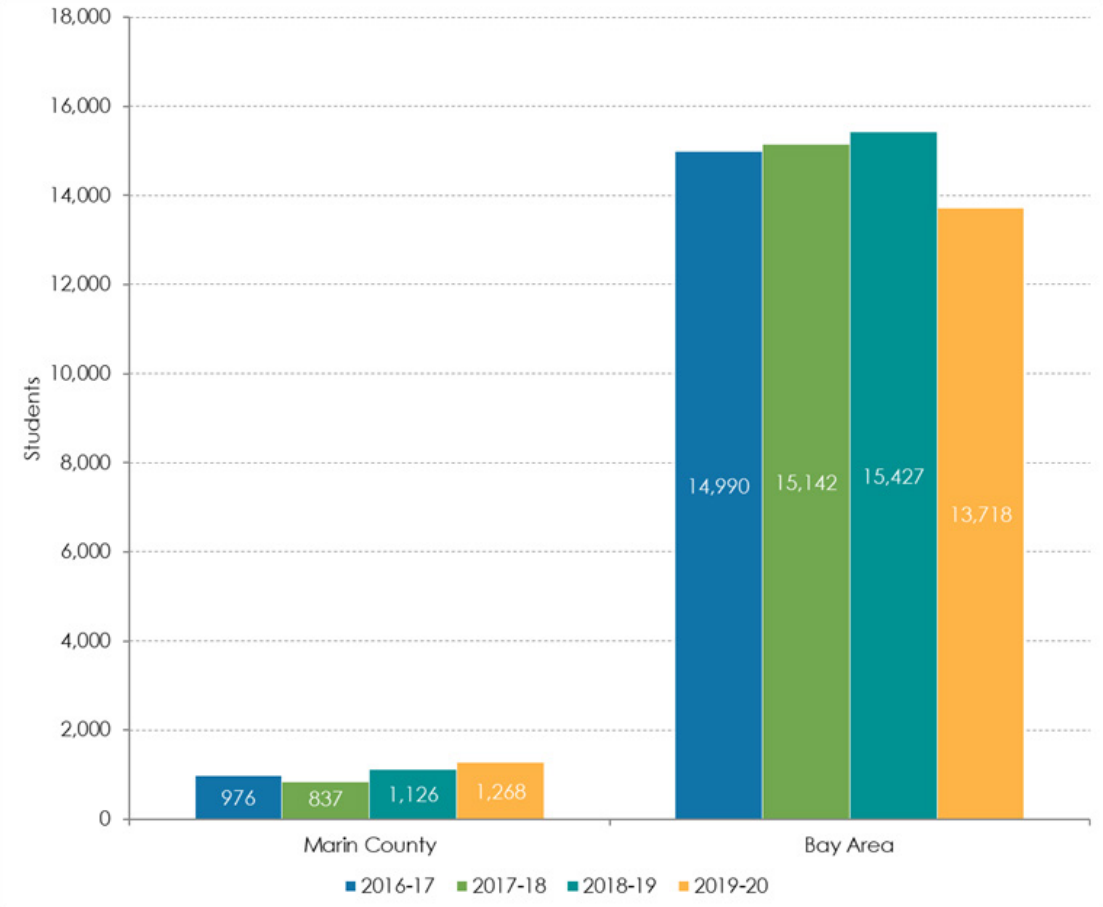
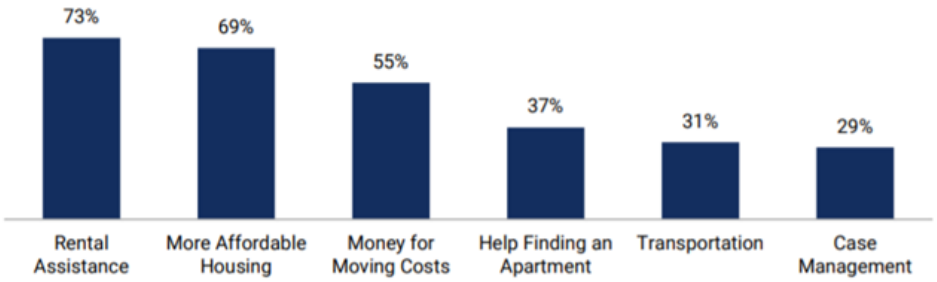


Figure 7.61: Students in Local Public Schools Experiencing Homelessness
Source: Source: ABAG Housing Data Needs Package – California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data.

The County's 2019 Homeless PIT Count and Survey found that nearly half (49 percent) of respondents reported that economic issues, such as rent increases or a lost job, were the primary cause of their homelessness. Other causes include personal relationship issues (36 percent), mental health issues (16 percent), substance use issues (14 percent), and physical health issues (11 percent). The 2019 PIT Count and Survey also showed that 73 percent of homeless respondents reported needing rental assistance (*Figure 7.62*). Additional assistance needed includes more affordable housing (69 percent), money for moving costs (55 percent), help finding an apartment (37 percent), transportation (31 percent), and case management (29 percent). The need for rental assistance reflects the high cost of housing in the County. As discussed previously, nearly half (47.7 percent) of renter-occupied households in the Town are cost burdened.



2019 n=347
Note: Multiple response question. Percentages may not add up to 100.

Figure 7.602 Assistance Needed to Obtain Permanent Housing
Source: 2019 Marin County Point-in-Time (PIT) Count and Survey Report.

Local Trends

According to the County's 2019 PIT Count and Survey, there are no sheltered individuals experiencing homelessness in San Anselmo. There are no emergency shelters in San Anselmo. Emergency shelters located closest to the Town are all located in San Rafael and include Homeward Bound of Marin Mill Street Center (55 beds), Homeward Bound of Marin Family Center (25 beds), and Homeward Bound of Marin Voyager Program (10 beds). As shown in *Figure 7.63*, the Town's homeless population has increased from 13 persons in 2015 to 20 persons in 2019, an increase of 54 percent. In comparison, the unsheltered population in Central Marin decreased 28.6 percent during the same period, from 388 individuals to 277 individuals. The unsheltered homeless population in San Anselmo represents only 3.4 percent of the unsheltered population in Central Marin in 2015, but 7.2 percent in 2019. Persons experiencing homelessness in San Anselmo represent a smaller proportion of the population (0.2 percent) compared to the County (0.4 percent).

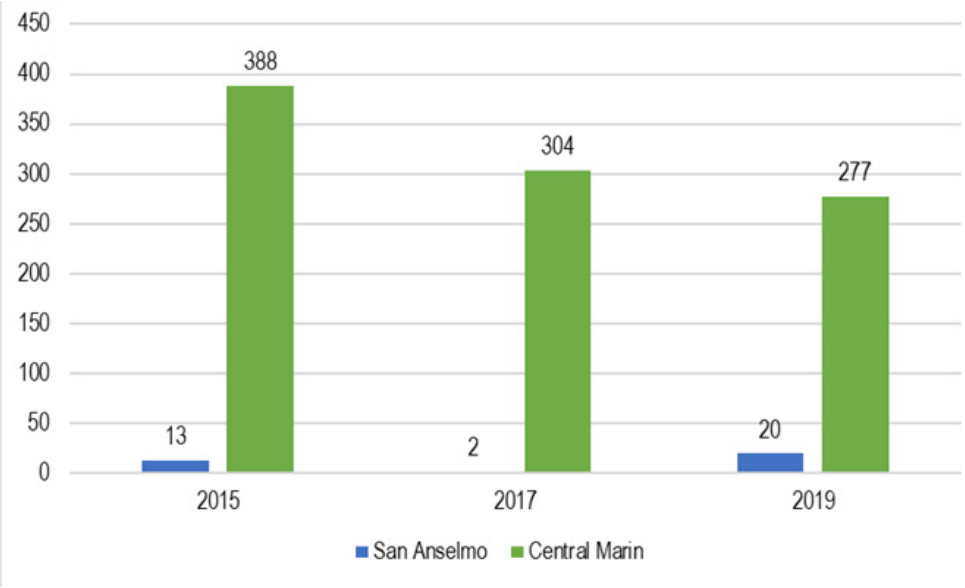


Figure 7.63: Population of Unsheltered Homeless Individuals (2015-2019)
Source: 2019 Marin County Point-in-Time (PIT) Count and Survey Report.

Site Inventory

AB 686 requires that a jurisdiction's site inventory "…shall be used to identify sites throughout the community, consistent with…" its duty to affirmatively further fair housing. The number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate-income RHNA) relative to all components of the assessment of fair housing was integrated throughout the discussion in the fair housing assessment section.

A summary of the sites inventory analysis and a further breakdown of the RHNA strategy and AFFH variables by San Anselmo neighborhood is included below and shown in *Table 7.35* and *Figure 7.62*. For the purposes of this analysis, the City has been divided into the following neighborhoods:

- **Northern San Anselmo (Tract 1150):** Bound by northern, eastern, and western Town boundaries and Sie Francis Drake Boulevard and Shaw Drive to the south.
- **Central San Anselmo (Tract 1160):** Bound by Sir Francis Drake Boulevard to the north, Madrone Avenue and Redwood Road to the south, and the western Town boundary.
- **Southern San Anselmo (Tract 1170):** Bound by the southern, eastern, and western Town boundaries and Redwood Road, Madrone Avenue, and Shaw Drive to the north.

Northern San Anselmo

There are only two sites identified in Northern San Anselmo. Most units are allocated towards the lower income RHNA (77 units). An additional 9 units are allocated towards the moderate-income RHNA. This section of the Town is a highest resource area with smaller proportions of non-White populations and LMI households. Half of renters and 39.6 percent of owners residing in this area neighborhood are cost burdened and only 0.3 percent of households are overcrowded, significantly lower than that statewide average of 8.2 percent. Less than 10 percent of the population in this tract experiences one or more disability and more than 80 percent of children residing in this tract live in married couple households.

Northern San Anselmo has the largest share of cost burdened renters (39.6 percent) amongst all San Anselmo tracts; however, rates of renter cost burdened are generally comparable to Central San Anselmo (31.4 percent) and Southern San Anselmo (39.4 percent). While the Town's RHNA strategy places only lower income RHNA units in this area of the Town, lower income units are not isolated to this neighborhood alone. An additional 56 lower income units are located in Central San Anselmo and 388 in Southern San Anselmo, ensuring lower income housing is not concentrated in a single area of the Town. Further, like San Anselmo as a whole, this section of the Town is generally affluent with the highest access to opportunities including educational, environmental, transportation, and economic. Additional affordable units in this area may also serve the existing cost burdened household population residing in this tract. The Town's RHNA strategy does not exacerbate existing fair housing conditions in Northern San Anselmo.

Central San Anselmo

There are seven sites located in Central San Anselmo, totaling 69 units (56 lower income units and 13 above moderate-income units). The block group encompassing the sites identified to meet the RHNA has a population of racial/ethnic minorities of 15.1 percent and LMI households of 41.7 percent. Central San Anselmo is considered a highest resource area where 54 percent of renters and 31.4 percent of owners are cost burdened. There are no overcrowded households in this neighborhood.

While the Town's RHNA strategy places mostly lower income units in Central San Anselmo, this is consistent with the overall distribution of RHNA units identified. Of the units identified to meet the RHNA, 51.9 percent are allocated towards the lower income category. Further, the Town's strategy ensures lower income units alone are not concentrated in Central San Anselmo and that lower income units are distributed throughout several different areas of the town. This strategy promotes mixed income communities and ensures lower income units are not concentrated in an area where populations of LMI households are heightened. Like trends townwide, Central Anselmo is generally an affluent area with adequate access to opportunities and low to moderate levels of disproportionate housing needs. The Town's RHNA strategy does not exacerbate existing fair housing conditions in this neighborhood.

Southern San Anselmo

Southern San Anselmo has the highest concentration of sites. Southern San Anselmo contains a total of 164 sites with an allocation of 849 units (388 lower income units, 262 moderate-income units, and 199 above moderate-income units). Southern San Anselmo is also considered a highest resource tract where 55.6 percent of renters and 39.4 percent of owners are cost burdened. Only 2.5 percent of households in this area are over-crowded. Southern San Anselmo also has a higher concentration of persons with disabilities (11.4 percent) compared to the remainder of the town, likely do to the larger elderly population residing there.

Due to the high volume of sites in this area, Southern San Anselmo is shown below by block group. Block groups 1 and 2 have the highest concentration of RHNA units (382 units and 261 units, respectively). Block groups 1 and 2 are highest resource areas with few fair housing issues. Block group 4, generally bound by San Anselmo Avenue and Center Avenue to the east and Cedar Street to the west, is the only LMI area in the town where 56 percent of households are low or moderate-income. While the Town does place 179 units in this block group, this includes a variety of unit types at various income levels. The Town allocates 40 lower income units, 47 moderate-income units, and 92 above moderate-income units in this block group ensuring lower and moderate-income units are not concentrated in an area where LMI households are currently more prevalent. Consistent with the town as a whole, Southern San Anselmo is an affluent, high resource area.

Table 7.35: RHNA Sites by AFFH Variables

Tract/BG	# of Households in Tract	Total Capacity (Units)	Income Distribution			TCAC Opp. Category	% Non-White	% LMI Pop.	% Over-crowded	Renter Cost Burden	Owner Cost Burden
			Lower	Moderate	Above Moderate						
Northern San Anselmo											
1150	2,873	126	117	9	0	Highest	13.9%	25.2%	0.3%	50.0%	39.6%
Central San Anselmo											
1160	1,270	13	0	0	13	Highest	15.1%	41.9%	0.0%	54.0%	31.4%
Southern San Anselmo											
1170	1,864	698	237	262	199	Highest	17.1%	33.7%	2.5%	55.6%	39.4%

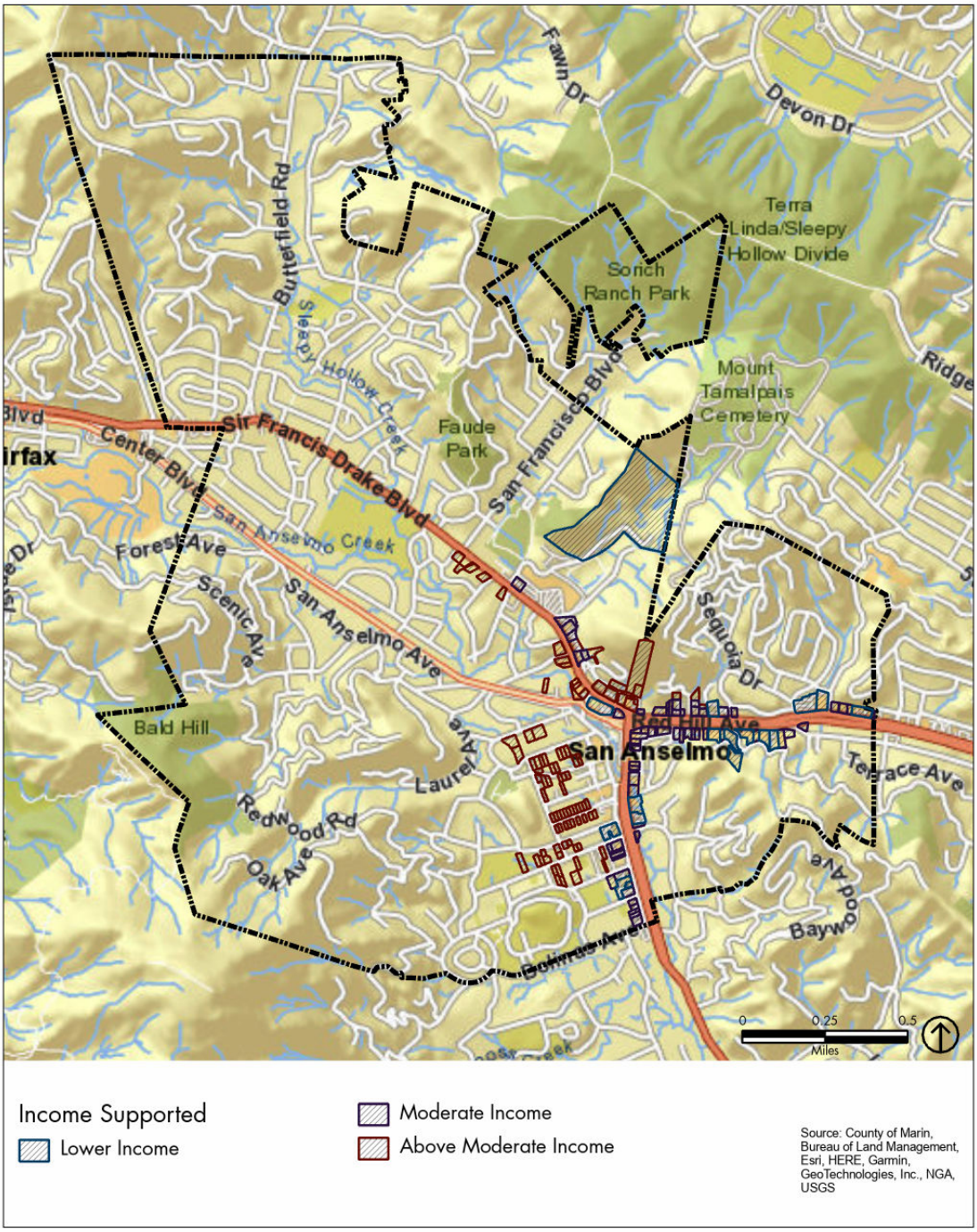


Figure 7.64: Sites Inventory

Summary of Fair Housing Issues

Table 7.36, below, shows a summary of the issues identified in this Assessment of Fair Housing. Fair housing issues are most concentrated in tracts in the southern end of the Town, primarily in census tract 1170, where there are higher concentrations of low-moderate-income populations (census tract 1170, block group 4 contains 50-75 percent), populations with a disability (10-20 percent), homeowners overpaying for housing (greater than 80 percent), the lowest median income (census tract 1170, block group 4 has a median income of $56,324 which is less than the HCD State median of $87,100), population of individuals 18 years old and older living alone (20-40 percent), and is the only census tract that is not a racially concentrated area of affluence (RCAA).

Table 7.36 Summary of Fair Housing Issues

Fair Housing Issue	Summary
Enforcement and Outreach	
Fair Housing Records	Fair Housing Advocates of Northern California provides free outreach and consultation regarding fair housing issues in Marin County, investigating all aspects of discrimination complaints.
Integration and Segregation	
Race/Ethnicity	San Anselmo has a relatively homogenous set of census tracts, all having high proportions of white populations. 85.9 percent of residents are White compared to 71.2 percent in Marin County.
Disability	7.6 percent of residents experience a disability compared to 9.1 % in the County.
Familial Status	About 27 percent of households in Marin County have children under the age of 18, with 21 percent married-couple households with children and six percent single-parent households. There are 1,655 households with children in San Anselmo representing 31.7 percent of households townwide. Most of the Town contains concentrations of greater than 80 percent households with children, with most of the opportunity sites located in these areas. Over five percent of households in the Town are single-parent households, most of which are female-headed single-parent households (3.5 percent).
Income	Nearly 55 percent of households in San Anselmo earn more than 100 percent of the area median income (AMI), compared to 50percent in Marin County. Census tract 1140, block group 4 is the only census tract block group in the Town, located in along the southern Town boundary, that is considered an LMI area. According to the HCD Data Viewer, 56 percent of households residing in this block group are low or moderate-income.
Racially or Ethnically Concentrated Areas of Poverty	
Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)	There are no R/ECAPs in San Anselmo; there are also no tracts categorized as areas of high segregation and poverty by the Fair Housing Task Force.
Racially/Ethnically Concentrated Areas of Affluence (RCAAs)	All of San Anselmo's tracts have less than or equal to 20% non-white residents. The block groups in the northern portion of the Town have median incomes greater than $100,000 while the block groups in the southern portion of the Town have median incomes between $80,000 and $100,000 Census tracts 1150 and 1160 are considered RCAAs and census tract 1170 is not an RCAA.
Access to Opportunities	
Economic	The entire Town scored an economic domain score of 0.5 – 0.75.
Education	The entire Town scored an education domain score of .75-1, the most positive education outcomes.
Environmental	The entire Town scored an environmental domain score of .75-1, the most positive environmental outcomes.
Transportation	San Anselmo achieves a score of 5.6 according to AllTransit.
Disproportionate Housing Needs	
Housing Problem	37.2 of the Town's households experience a housing problem, while 40 percent of households in Marin County experience a housing problem. In both the County and Town, renters are more likely to be affected by housing problems than owners.

Fair Housing Issue	Summary
Cost Burden	35.7 percent of households in San Anselmo are cost burdened compared to 37.7 percent countywide. Similarly, 47.7 percent of renters in the County are cost burdened compared to only 40 percent in the Town.
Overcrowding	0.8 percent of owner-occupied households are overcrowded, all of which are severely overcrowded. Amongst renter households, 2.4 percent are overcrowded, and none are severely overcrowded. In Marin County 3.9 percent of households are overcrowded and a higher proportion of renters experience overcrowded conditions compared to owners.
Incomplete Plumbing and Kitchen Facilities	In Marin County, one percent of households lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities. More than 2 percent of renters lack complete kitchen facilities compared to less than one percent of renter households lacking plumbing facilities. There are no owner-occupied households in San Anselmo lacking complete kitchen facilities. A smaller proportion of households in San Anselmo lack complete kitchen facilities (0.3 percent) compared to Marin County (one percent). Only one percent of renters in the Town lack complete kitchen facilities (one percent) compared to both the County (2.4 percent) and Bay Area (2.6 percent).
Displacement	There are no areas in San Anselmo that have been identified as sensitive communities at risk of displacement.

Fair Housing Issues and Contributing Factors

Lack of Fair Housing Testing, Education, and Outreach

The Town lacks information on fair housing law and discrimination complaint filing procedures on the Town website. Current outreach practices may not provide sufficient information related to fair housing, including federal and state fair housing law, and affordable housing opportunities. Cost burdened households throughout San Anselmo may be unaware of affordable housing opportunities. Approximately 74 percent of discrim- ination com- plaints filed though FHANC between 2016 and 2021 were related to disability status. The Town may lack sufficient education and outreach related to reasonable accommodations and ADA laws based on the proportion of complaints related to disability status. Further, while fair housing testing was conducted in the County, fair housing tests in San Anselmo may be insufficient for monitoring housing discrimination.

Contributing Factors

- Lack of resources for fair housing agencies and organizations.
- Lack of availability and awareness of affordable units in a range of sizes.
- Lack of outreach, especially related to reasonable accommodations and ADA laws.

Lack of Housing Choice

The vast majority of the community is located in the R-1 zoning district which allows for only single-family detached homes and ADUs and JADUs. The lack of housing choice throughout the community perpetuates issues of segregation, especially for the disability community.

Contributing Factors

- Overly restrictive zoning.
- Insufficient access to publicly supported housing for persons with disabilities.

Discrimination in Home Sales Market and Disparities in Homeownership Rates

Asian and Hispanic residents may be slightly underrepresented in the home loan application pool; however, the race or ethnicity of nearly a quarter of loan applicants is unknown. The Black/African American population was denied home loans at the highest rate (29 percent), significantly high than the White population (15 percent) and Hispanic population (15 percent). Asian applicants (18 percent) were also denied at a rate exceeding the townwide rate of 14.6 percent. The Hispanic/Latino and Asian populations make up the second and third largest racial/ethnic populations in the Town following the White population. Less than 30 percent of non-Hispanic White householders are renters compared to 100 percent of Black/African American householders, 70.1 percent of other/multiple race householders, 60.8 percent of Hispanic/Latinx householders, and 46.5 percent of Asian/API householders.

Contributing Factors

- Private discrimination in the home sales market.
- Availability of affordable housing in all areas of Town.
- Lack of fair housing testing/monitoring
- Lack of opportunities for residents to obtain housing in higher opportunity areas

Community Opposition to Affordable Housing

According to the 2020 County Analysis of Impediments to Fair Housing Choice, community opposition to housing development remains the number one barrier to housing development in the County. The AI cites the following reasons for community resistance to development: concerns about traffic congestion, a desire for the preservation of open spaces, loss of local control, and the impact on schools. According to the 2020 AI, opposition to new housing developments can arise in all neighborhoods of the County, but it is especially the case in majority White neighborhoods. As discussed previously, San Anselmo is characterized by a non-Hispanic White population of 85.9 percent, higher than the 71.2 percent countywide.

Contributing Factors

- Community concern about housing densities and impacts on traffic congestion, open spaces, loss of local control, and schools.

Substandard Housing Conditions

While the City does not have a large proportion of households lacking complete kitchen or plumbing facilities, approximately 93 percent of housing units are aged 30 years or older, including 80.7 percent aged 50 years or older, and may require minor or major rehabilitation. Aging housing units are most concentrated in the southwestern and central areas of the Town, but aging housing units are prevalent townwide.

Contributing Factors

- Lack of monitoring.
- Age of housing stock and cost of repairs or rehabilitation.

Implementation Actions

The following table links the fair housing issues and contributing factors identified above with the associated action to mitigate/resolve the issue. Actions are from the Policies, Programs, and Actions section of this Housing Element. Additional detail on Town lead, time frame, and quantifiable metrics is available in Action Matrix included in that section.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix

Contributing Factors	Associated Program / Action (from Housing Element Action Matrix - see matrix for additional detail)	Geographic Target
Fair Housing Issue 1: Lack of Fair Housing Testing, Education, and Outreach		
Priority: High		
CF 1.1: Lack of resources for fair housing agencies and organizations.	**Action 9.1g:** Ensure that information related to fair housing laws is easily available on the Town's website and at key Town facilities, including the Town Hall and Police Station.	Town-wide
CF 1.2: Lack of availability and awareness of affordable units in a range of sizes (such as lack of family housing).	**Action 5.1a:** Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a renter match program for ADU owners and prospective tenants.	Town-wide
CF 1.3: Lack of outreach especially related to reasonable accommodations and ADA laws.	**Action 9.1h:** Ensure that information related to reasonable accommodations for zoning regulations is easily available on the Town's website.	Town-wide
Fair Housing Issue 2: Lack of Housing Choice		
Priority: High		
CF 2.1: Overly restrictive zoning.	**Action 3.1a:** Amend the Zoning Code to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.	R-1 and R-2 Districts
	Action 3.1b: Adopt objective design standards that ensure that the design of new missing middle housing types are sensitive to the established character of San Anselmo's neighborhood.	R-1 and R-2 Districts
	Action 3.1c: Adopt pre-approved infill missing middle housing plans to reduce costs and streamline the approval of missing middle housing.	R-1 and R-2 Districts
	Action 3.3c: Amend the Zoning Code to allow residential buildings containing single-room occupancy (SRO) units as a permitted use in the R-3 zoning district.	R-3 District
	Action 5.1b: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a home share program.	Town-wide
	Action 5.3a: Establish an Affordable Housing Overlay District in the Zoning Code to incentivize the development of affordable housing by allowing greater building height, density, and floor area ratio and by reducing parking requirements for multifamily and mixed-use developments that provide a specified percent of units as affordable to low and very low-income households.	Town-wide
	Action 5.3b: Conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low and very low-income households for the Affordable Housing Overlay District to accommodate private development of affordable housing that does not require subsidy. Consider increasing incentives for affordable units with three or more bedrooms.	Town-wide
	Action 5.7f: Establish an inclusionary housing ordinance to require affordable housing be provided as a part of all new multifamily and mixed-use development.	Town-wide
	Program 6.3: Allow one JADU and multiple ADUs on lots one acre and larger in the R-1, R-1C, and R-1H districts.	R-1, R-1C, R-1H Districts

Affirmatively Furthering Fair Housing Implementation Matrix		
Contributing Factors	**Associated Program / Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**
CF 2.2: Insufficient access to publicly supported housing for persons with disabilities.	**Action 9.2a:** Require that any development within the Affordable Housing Overlay be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities.	Town-wide
Fair Housing Issue 3: Discrimination in Home Sales Market and Disparities in Homeownership Rate		
Priority: Medium		
CF 3.1: Private discrimination in the home sales market.	**Action 9.1b:** Assemble and promote the distribution of information to landlords regarding fair housing.	Town-wide
	Action 9.1c: Involve Marin County Mediation Services to aid in housing-related problem resolution.	Town-wide
	Action 9.1d: Designate the Town Attorney as the appropriate Town official to receive and administer complaints related to housing discrimination.	Town-wide
CF 3.2: Availability of affordable housing in all areas of the Town.	**Action 3.1a:** Amend the Zoning Code to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.	R-1 and R-2 Districts
	Action 3.1b: Adopt objective design standards that ensure that the design of new missing middle housing types are sensitive to the established character of San Anselmo's neighborhood.	R-1 and R-2 Districts
	Action 3.1c: Adopt pre-approved infill missing middle housing plans to reduce costs and streamline the approval of missing middle housing.	R-1 and R-2 Districts
	Action 3.3c: Amend the Zoning Code to allow residential buildings containing single-room occupancy (SRO) units as a permitted use in the R-3 zoning district.	R-3 District
	Action 5.1b: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a home share program.	Town-wide
	Action 5.3a: Establish an Affordable Housing Overlay District in the Zoning Code to incentivize the development of affordable housing by allowing greater building height, density, and floor area ratio and by reducing parking requirements for multifamily and mixed-use developments that provide a specified percent of units as affordable to low and very low-income households.	Town-wide
	Action 5.3b: Conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low and very low-income households for the Affordable Housing Overlay District to accommodate private development of affordable housing that does not require subsidy. Consider increasing incentives for affordable units with three or more bedrooms.	Town-wide
	Program 6.3: Allow one JADU and multiple ADUs on lots one acre and larger in the R-1, R-1C, and R-1H districts.	R-1, R-1C, R-1H Districts
CF 3.3: Lack of fair housing testing/ monitoring.	**Action 9.1d:** Designate the Town Attorney as the appropriate Town official to receive and administer complaints related to housing discrimination.	Town-wide
CF 3.4: Lack of opportunities for residents to obtain housing in higher opportunity areas.	**Action 9.2a:** Require that any development within the Affordable Housing Overlay be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities.	Town-wide
	Action 9.2b: Require that any development within the Affordable Housing Overlay make available paper and digital versions of multi-lingual applications available, and that all websites containing application information be accessible.	Town-wide

Affirmatively Furthering Fair Housing Implementation Matrix		
Contributing Factors	**Associated Program / Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**
Fair Housing Issue 4: Community Opposition to Affordable Housing		
Priority: Medium		
CF 4.1: Community concern about housing densities and impacts on traffic congestion, open spaces, loss of local control, and schools.	**Action 2.2a:** Encourage developers to have neighborhood meetings with residents early in the process to undertake problem solving and facilitate more informed, faster and constructive development planning and review.	Town-wide
	Action 2.2b: Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to build public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use and pedestrian-oriented development.	Town-wide
	Action 2.2c: Regularly reach out to community groups and residents representing a broad range of socio-economic groups in the community to solicit ideas for housing strategies when they are discussed at Planning Commission or Town Council meetings.	Town-wide
Fair Housing Issue 5: Substandard Housing Conditions		
Priority: Medium		
CF 5.1: Lack of monitoring.	**Action 1.3a:** Develop a monitoring mechanism to ensure no net loss of housing occurs during the Housing Element Cycle and adjust zoning as needed	Town-wide
	Action 1.3b: Develop an online dashboard that includes a mechanism that monitors "no net loss", ADU production, potential sites, production of affordable and market rate housing, and preserved housing supply.	Town-wide
CF 5.2: Age of housing stock and cost of repairs or rehabilitation.	**Action 4.3a:** Coordinate with the Marin Housing Authority, PG&E, Marin Clean Energy, and other organizations to publicize available loan programs to eligible property owners on the Town e-newsletters and on the Town's website.	Town-wide
	Action 4.3b: Perform an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood to help preserve smaller, naturally affordable housing in the community.	Town-wide
	Action 4.4b: Assess the feasibility of providing property tax incentives for maintaining existing residences.	Town-wide
	Action 7.2b: Work with local non-profits to create a day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners.	Town-wide

8

POLICIES, PROGRAMS, AND ACTIONS

Policies, Programs, and Actions

The policies, programs, and actions presented in the Action Matrix below provide the Town of San Anselmo with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing throughout the community. The Action Matrix also identifies the town lead, time frame, and quantifiable metrics for each action to ensure the Town is held accountable in Housing Element implementation.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Policy 1. Build Local Government Institutional Capacity and Monitor Accomplishments to Respond Effectively to Housing Needs.			
Program 1.1: Take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors, and the building and real estate industry in following through on identified Housing Element implementation actions in a timely manner.			
Action 1.1a: Continue to implement the agreements with the Marin Housing Authority (MHA), for for-sale units and with local Bay Area and Marin County housing non-profits and affordable housing developers for for-rent units, to manage deed restricted affordable housing developments in San Anselmo.	Planning Department	Bi-annually	Conduct bi-annual coordination calls to ensure continued implementation.
Action 1.1b: Work with MHA, and local Bay Area and Marin County housing non-profits and affordable housing developers to implement resale and rental regulations for very low-, low- and moderate-income units, and monitor to ensure that these units remain affordable.	Planning Department	Summer 2025	Establish a database of properties subject to resale and rental regulations for monitoring purposes.
Action 1.1c: Work with non-profits to assist in achieving the Town's housing goals and implementing programs. Coordination should occur on an ongoing basis and as special opportunities arise through Housing Element implementation. Facilitate the participation of non-profits as an advisory role to assist the Town's affordable housing consultant (see Program 1.2) in identifying funding and opportunities for development.	Planning Department	Quarterly; Case-by-case basis	Conduct quarterly coordination calls to establish open, ongoing communication.
Program 1.2: Seek ways to organize and allocate staffing and community resources effectively and efficiently to implement the programs of the Housing Element.			
Action 1.2a: Provide a report annually to the Town Council to review progress on Housing Element programs. Annually prioritize programs for implementation and include funding in the Town's budget.	Planning Department	Annually	Conduct annual meetings with the Planning Commission and Town Council to report on progress of Housing Element implementation.
Action 1.2b: Hire a consultant with expertise in affordable housing to present options for funding affordable housing projects, identifying affordable housing strategies and opportunities in San Anselmo as the Town budget is developed.	Planning Department	Annually	Present affordable housing strategies and opportunities to the Town Council prior to the adoption of each annual budget.
Action 1.2c: Continue ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates to p rovide advice and comment on proposed zoning amendments and other program implementation.	Planning Department; Communications	Annually; Case-by-case basis	Assess opportunities for non-profit housing developers and affordable housing advocates to provide advice on proposed zoning and other program implementation on an ongoing basis as items are brought forward. Include non-profit housing developers and affordable housing advocates on the Town's e-newsletter mailing list to ensure they are notified of zoning amendments and other program implementation efforts.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Program 1.3: Ensure regular monitoring and reporting, including outreach to the public, on the status of housing in San Anselmo.			
Action 1.3a: Develop a monitoring mechanism to ensure no net loss of housing occurs during the Housing Element planning period and adjust zoning as needed.	Planning Department	Summer 2023; Annually	Establish a monitoring mechanism and assign a Planning Department staff person to assess and identify needed zoning adjustments. Report annually to the Town Council recommended zoning adjustments to ensure no net loss of housing occurs.
Action 1.3b: Develop an online dashboard that includes a mechanism that monitors "no net loss", ADU production, potential sites, production of affordable and market rate housing, and preserved housing supply.	Planning Department	Summer 2023	Establish an online dashboard and assign a Planning Department staff person to update it regularly for improved transparency on Housing Element implementation and streamlined annual reporting.
Action 1.3c: Develop and maintain an up-to-date residential sites inventory and provide interested developers with information on available housing development opportunities and incentives.	Planning Department	Summer 2023; Quarterly	Establish a residential sites inventory as a component of the online dashboard (Action 1.3b). Assign a Planning Department staff person to update the inventory and notify interested developers.
Action 1.3d: Complete an evaluation and report of housing development on a regular basis to ensure that adequate services and facilities, including water, wastewater, and neighborhood infrastructure are available.	Planning Department; Public Works Department	Annually	Provide a report on the status housing development and infrastructure to the Town Council annually.
Policy 2. Effectively Engage the Community			
Program 2.1. Undertake effective and informed public participation to engage all economic segments and special needs groups in the community in the formulation and review of housing and land use policy issues.			
Action 2.1a: Maintain the Housing Element mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners.	Planning Department	Case-by-case basis	Send public notices related to Housing Element implementation to the Housing Element mailing list.
Action 2.1b: Continue to use online tools such as map. social and Balancing Act to better understand community preferences and collect feedback about specific housing opportunity sites.	Planning Department	Annually	Conduct annual campaigns to promote the use of tools such as map.social and Balancing Act to engage the community on Housing Element implementation.
Action 2.1c: Continue to provide housing related surveys to gather a consensus on housing preferences in San Anselmo.	Planning Department	Bi-Annually	Conduct online questionnaires bi-annually to determine whether the Town's housing preferences have evolved.
Action 2.1d: Work with local schools to share information with the families of students regarding the formulation and review of housing and land use policy issues.	Planning Department	Case-by-case basis	Coordinate with local schools to send notification to families of students regarding new housing and land use policies under consideration and to solicit feedback.
Program 2.2: Build support for the development of new housing in the community.			

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 2.2a: Require developers to have neighborhood meetings with residents early in the discretionary land use permit process as part of the application submittal to undertake problem solving and facilitate more informed, faster, and constructive development planning and review.	Planning Department	Case-by-case basis	Make mailing addresses for properties in close proximity to potential development sites available to developers in order to facilitate developer outreach and successful neighborhood meetings.
Action 2.2b: Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to build public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use and pedestrian-oriented development.	Planning Department	Annually	In partnership with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce develop an annual article for the Town's e-newsletter about the community benefits of recent affordable housing, mixed-use, and pedestrian-oriented development.
Action 2.2c: Regularly reach out to community groups and residents representing a broad range of socio-economic groups in the community to solicit ideas for housing strategies when they are discussed at Planning Commission or Town Council meetings.	Planning Department	Case-by-case basis	Coordinate with local community groups and schools (to send notification to families of students in an effort to reach out to residents representing a broad range of socio-economic groups) regarding new housing and land use policies under consideration and to solicit feedback.
Policy 3. Maintain, Protect and Enhance Existing Housing, and Blend Well-Designed New Housing into the Community.			
Program 3.1: Seek ways specific to each neighborhood and consistent with the AFFH analysis to provide new housing opportunities as part of each neighborhood's fair share responsibility and commitment to help achieve community-wide housing goals.			
Action 3.1a: Amend the Zoning Code to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.	Planning Department	Summer 2023	Adopt Zoning Code amendments to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.
Action 3.1b: Adopt objective design standards that ensure that the design of new missing middle housing types are sensitive to the established character of San Anselmo's neighborhoods.	Planning Department	Summer 2023	Adopt objective design standards for all housing types, including missing middle housing types.
Action 3.1c: Adopt pre-approved infill missing middle housing plans to reduce development costs and streamline the approval of missing middle housing.	Planning Department	Summer 2024	Adopt pre-approved infill missing middle housing plans.
Program 3.2: Review proposed new housing in order to achieve excellence in development design in an efficient process.			
Action 3.2a: Adopt objective design standards for all housing types to clearly communicate San Anselmo's development design standards and streamline development approval processes.	Planning Department	Summer 2023	Adopt objective design standards for all housing types.
Program 3.3: Encourage innovative design that creates housing opportunities that are complementary to the location of the development. Enhance neighborhood identity and sense of community by ensuring that all new housing transitions sensitively to the surrounding area, avoids unreasonably affecting the privacy of neighboring properties, and avoids impairing access to light and air of structures on neighboring properties.			
Action 3.3a: Amend the Town's Planned Unit Development process to clarify standards for review and streamline processes to better accommodate innovative housing opportunities.	Planning Department	Summer 2024	Adopt amended Planned Unit Development standards and procedures.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 3.3b: Conduct a feasibility analysis to evaluate the Town's ability to provide affordable housing through an inclusionary housing program that is consistent with the Town's Regional Housing Needs Allocation.	Planning Department	Summer 2023	Present the results of the feasibility analysis and associated Planning Department staff recommendations to the Town Council for consideration.
Action 3.3c: Amend the Zoning Code to allow residential buildings containing single-room occupancy (SRO) units as a permitted use in the R-3 zoning district.	Planning Department	Summer 2023	Adopt a Zoning Code amendment allowing SRO units as a permitted use in the R-3 zoning district.
Policy 4. Support the Preservation of Housing			
Program 4.1: To the extent permitted by law, limit the conversion of residential units to other uses and regulate the conversion of rental developments to non-residential uses unless there is a clear public benefit or equivalent housing can be provided.			
Action 4.1a: Support initiatives that provide tools and funding mechanisms to preserve "at-risk" affordable housing units.	Planning Department	Annually	As a part of annual budget development, assess opportunities to support initiatives that provide tools and funding mechanisms to preserve "at-risk" affordable housing units.
Action 4.1b: Assess the feasibility of adopting strategies to preserve affordable housing stock, such as Right of First Refusal (to give qualified entities priority to purchase a property with an expiring rental subsidy contract), property tax incentives, a one-to-one replacement ordinance, and housing preservation funds.	Planning Department	Summer 2025	Present the results of the feasibility analysis and associated Planning Department staff recommendations to the Town Council for consideration.
Action 4.1c: Action 4.1c: When housing developments are identified as "at-risk" of converting from affordable to market-rate, work with MHA to reduce the potential of conversion and preserve or replace units, as needed, through the following strategies: • Monitor the status of "at risk" units pursuant to Action 4.1d. If property owners indicate the desire to convert the units, consider providing technical assistance, when possible, to support preservation of the "at risk" units at an affordable price. • Work with Marin Housing Authority and other agencies and non-profits to seek funding to subsidize the long-term affordability of the "at risk" units.	Planning Department	Case-by-case basis	Regularly monitor the no net loss monitoring mechanism (Action 1.3a) and work with MHA to convert, preserve, or replace units, as needed, utilizing funding from the Affordable Housing Impact Fee program (Program 5.5).
Action 4.1d: Pursuant to AB 1521, designate a staff person responsible for tracking "at risk" units in order to preserve their affordability.	Planning Department	Summer 2023; Annually	Establish a no net loss monitoring mechanism. Assign a Planning Department staff person to update the monitoring mechanism and track "at risk" units.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Program 4.2: Except for limited equity cooperatives and other innovative housing proposals which are affordable to lower income households, conserve existing multifamily rental housing supply.			
Action 4.2a: Prohibit conversions of rental developments to condominium ownership unless the proportion of multifamily rental units exceeds 25 percent of the total number of housing units in the Town, or, if the proportion of multifamily units exceeds 20 percent but is less than 25 percent, the tenant is granted a right to continued tenancy for five years at the same rental rate, adjusted for inflation.	Planning Department	Summer 2024	Establish a mechanism to prohibit conversions of rental developments to condominium ownership except under the identified conditions.
Program 4.3: Encourage good management practices, rehabilitation of viable older housing, and long-term maintenance and improvement of neighborhoods.			
Action 4.3a: Coordinate with the MHA, PG&E, Marin Clean Energy, and other organizations to publicize available loan programs to eligible property owners on the Town e-newsletters and on the Town's website.	Planning Department	Quarterly	Include information regarding MHA, PG&E, or Marin Clean Energy loan programs in the Town's e-newsletters and website on a quarterly basis.
Action 4.3b: Perform an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood to help preserve smaller, naturally affordable housing in the community.	Planning Department	Summer 2025	As a part of a full Zoning Code update, conduct an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood.
Program 4.4: Facilitate adaptive reuse of existing buildings on small parcels.			
Action 4.4a: Allow for modified development standards where multifamily projects include the preservation of an existing building.	Planning Department	Summer 2025	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances to development standards under certain circumstances.
Action 4.4b: Assess the feasibility of providing property tax incentives for maintaining existing residences.	Planning Department	Fall 2024	As a part of the nexus study conducted to support the establishment and structure of an Affordable Housing Impact Fee program (Action 5.5a) assess the feasibility of utilizing related funds to provide property tax incentives for maintaining existing residences.
Program 4.5: Encourage and carry out creative strategies for the rehabilitation, adaptation, and reuse of residential, commercial, and industrial structures for housing in the spirit of retaining the mass, scale, and character of the Town.			
Action 4.5a: Evaluate, and if appropriate, amend the Zoning Code and other portions of the Municipal Code to remove potential constraints for adaptive reuse, such as the review/approval process, design requirements, and parking standards.	Planning Department	Summer 2025	As a part of a full Zoning Code update, evaluate whether barriers to adaptive reuse exist and eliminate identified barriers as appropriate.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Policy 5. Eliminate Barriers to the Development of Market Rate and Affordable Housing			
Program 5.1: Strive to provide an adequate supply and variety of housing opportunities to meet the needs of San Anselmo's workforce and their families, seeking to match housing types and affordability with household income.			
Action 5.1a: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a renter match program for ADU owners and prospective tenants.	Planning Department	Fall 2025	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a renter match program.
Action 5.1b: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a home share program.	Planning Department	Fall 2025	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a home share program.
Action 5.1c: Work with Marin County and neighboring jurisdiction to explore the feasibility of establishing a multi-lingual flier and/or email blast regarding housing opportunities.	Planning Department	Fall 2025	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a multi-lingual flyer and/or email blast regarding housing opportunities.
Program 5.2: Support mixed-use development, with nonresidential uses on the ground floor and residential uses on upper floors in San Anselmo's commercially zoned areas.			
Action 5.2a: Amend the Zoning Code to require all new development and redevelopment in the C-L and C-3 districts to include residential units at a density of up to 30 dwelling units per acre.	Planning Department	Summer 2023	Adopt Zoning Code amendments to require all new development and redevelopment in the C-L and C-3 districts to include residential units at a density of up to 30 dwelling units per acre.
Action 5.2b: Amend the zoning standards, including maximum density, maximum building height, and other requirements, in the C-L and C-3 districts to accommodate mixed-use development.	Planning Department	Summer 2023	Adopt zoning ordinance amendments to accommodate mixed-use development in the C-L and C-3 districts.
Action 5.2c: Amend the Zoning Code to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with AB 2097.	Planning Department	Summer 2023	Adopt Zoning Code amendments to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit.
Action 5.2d: Amend theZoning Code to include flexible parking requirements in areas not located within a half-mile of public transit such as joint use parking, off-site parking (currently allowed), allowances for reduced standards if developers do not bundle the cost of parking with the cost of rent, reducing parking stall dimensions, and "grandfathering" non-compliant buildings and uses.	Planning Department	Summer 2023	Adopt Zoning Code amendments to establish minimum parking requirements reductions.
Action 5.2e: Promote parcel consolidation for the assembly of new housing sites to ensure minimum densities are achieved and integrated site planning occurs by (1) identifying priority sites for lot consolidation where common ownership occurs, (2) contacting property owners of contiguous vacant and underutilized sites, and (3) conducting outreach to affordable housing developers.	Planning Department	Annually	Conduct an annual assessment to identify priority sites for lot consolidation where common ownership occurs, contact property owners of contiguous vacant and underutilized sites, and conduct outreach to affordable housing developers when property owners are interested in redevelopment.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 5.2f: Conduct an analysis of fees collected for recent multifamily housing projects and compare to the actual time it took for plan check and inspections by staff and outside consultants to provide expedited review of desired housing developments and waivers or reductions of development fees where feasible and necessary.	Planning Department	Annually	As a part of annual budget development conduct an analysis of fees collected for recent multifamily housing projects and compareit to the actual time it took for plan check and inspections by staff and outside consultants.
Program 5.3: Incentivize the development of affordable and special needs housing on identified housing opportunity sites.			
Action 5.3a: Establish an Affordable Housing Overlay District in the Zoning Code to incentivize the development of affordable housing by allowing greater building height, density, and floor area ratio and by reducing parking requirements for multifamily and mixed-use developments that provide a specified percent of units as affordable to low and very low-income households.	Planning Department	Summer 2025	As a part of a full Zoning Code update, adopt an Affordable Housing Overlay District.
Action 5.3b: Conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low and very low-income households for the Affordable Housing Overlay District to accommodate private development of affordable housing that does not require subsidy. Consider increasing incentives for affordable units with three or more bedrooms.	Planning Department	Summer 2024	Prior to the commencement of a full Zoning Code update, conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low and very low-income households for the Affordable Housing Overlay District, especially affordable units with three or more bedrooms.
Action 5.3c: Apply resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable over time to the income group for which it is intended. Inclusionary units shall be deed-restricted to maintain affordability on resale to the maximum extent possible (at least 55 years).	Planning Department	Summer 2025	As a part Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for affordable units to be deed restricted to the income group for which it is intended.
Program 5.4: Modify fees and reduce costs for affordable housing projects.			
Action 5.4a: Develop a policy to waive a percentage of project review, permit, and impact fees based on the project's level of affordability, up to a maximum of 50 percent for 100 percent affordable housing development projects.	Planning Department; Administration and Finance Department	Annually	As a part of annual budget development, assess the impact of waiving a percentage of project review, permit, and impact fees based on the project's level of affordability and pass waiver allowances, as appropriate.
Action 5.4b: Evaluate requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects.	Planning Department	Summer 2025	As a part of a full Zoning Code update, evaluate requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Program 5.5: Establish an Affordable Housing Impact Fee Program.			
Action 5.5a: Conduct a nexus study to support the establishment and structure of an Affordable Housing Impact Fee to be levied upon new, above moderate- income housing development and to research and identify funding mechanisms to subsize undergrounding utilities for affordable housing development.	Planning Department	Fall 2024	Hire a consultant to conduct a nexus study to support the establishment and structure of an Affordable Housing Impact Fee and identify funding mechanisms for undergrounding utilities for affordable housing developments.
Action 5.5b: Review best practices and sample ordinance language for similar Affordable Housing Impact Fee programs in jurisdictions of similar size and economic and environmental constraints in Marin County and California and funding mechanisms to subsidize undergrounding utilities for affordable housing development.	Planning Department	Fall 2024	Direct the hired consultant (Action 5.5a) to review best practices and sample ordinance language for similar Affordable Housing Impact Fee programs in jurisdictions of similar size and economic and environmental constraints in Marin County and California and funding mechanisms to subsidize undergrounding utilities for affordable housing development.
Action 5.5c: Draft potential revised ordinance language and conduct community outreach for feedback.	Planning Department	Winter 2024	Direct the hired consultant (Action 5.5a) to draft ordinance language and facilitate public outreach.
Action 5.5d: Based on the outcomes of Actions 5.5a through 5.5c, present to Town Council for consideration and adoption, language establishing an Affordable Housing Impact Fee Ordinance.	Planning Department	Spring 2025	Direct the hired consultant to revise the draft ordinance language per public feedback received and present the revised language to Town Council for consideration and adoption.
Action 5.5e: Upon Town Council approval, establish a general ledger account for the collection and deposit of Affordable Housing Impact Fee funds.	Planning Department; Administration and Finance Department	Spring 2025	Establish a general ledger account for the collection and deposit of Affordable Housing Impact Fee funds.
Program 5.6: Monitor the disposition of publicly owned land for potential future use for housing development.			
Action 5.6a: After the adoption of zoning amendments proposed herein, fund and conduct a Town-owned property study to identify properties which may be suitable for future redevelopment with housing utilizing the revised standards. Make the findings available to the public and interested developers via the Town's website.	Planning Department	Winter 2023	Conduct a Town-owned property study to identify properties which may be suitable for future redevelopment with housing utilizing the revised standards. Make the findings of the study available on the online dashboard (Action 1.3b).
Action 5.6b: Using the findings of the study referenced in Action 5.6a, develop a comprehensive program to support reuse of identified sites for housing purposes.	Planning Department	Summer 2024	Establish a program to support reuse of identified sites for housing purposes utilizing the online dashboard (Action 1.3b) and housing related outreach efforts (Policy 2).
Program 5.7: Amend the Town's Zoning Code to accommodate higher density and affordable housing.			
Action 5.7a: Amend the standards for the R-2 district to allow up to 12 dwelling units per acre.	Planning Department	Summer 2023	Adopt amended standards for the R-2 district to allow up to 12 dwelling units per acre.
Action 5.7b: Amend the standards for the R-3 district to allow up to 30 dwelling units per acre.	Planning Department	Summer 2023	Adopt amended standards for the R-3 district to allow up to 30 dwelling units per acre.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 5.7c: Amend the standards for the C-L district to require 30 dwelling units per acre.	Planning Department	Summer 2023	Adopt amended standards for the C-L district to allow up to 30 dwelling units per acre.
Action 5.7d: Amend the standards for the C-3 district to require 30 dwelling units per acre.	Planning Department	Summer 2023	Adopt amended standards for the C-3 district require 30 dwelling units per acre.
Action 5.7e: Amend the standards for the SPD district to allow up to 30 dwelling units per acre.	Planning Department	Summer 2023	Adopt amended standards for the SPD district to allow up to 30 dwelling units per acre.
Action 5.7f: Establish an inclusionary housing ordinance to require affordable housing be provided as a part of all new multifamily and mixed-use development.	Planning Department	Summer 2023	Adopt an inclusionary housing ordinance.
Action 5.7g: Permit low-barrier navigation centers for residents who need housing as a by-right use in areas that the Town has zoned for mixed uses as well as nonresidential zones that permit multifamily land uses persuant to AB 101.	Planning Department	Summer 2023	Reach out to non-profits and affordable housing developers to provide low-barrier navigation centers in Town.
Program 5.8: Amend the Town's Zoning Ordinance to comply with recently adopted state legislation.			
Action 5.8a: Amend the Town's definition of group home in the Zoning Code to ensure compliance with the Lanterman Disabilities Services Act.	Planning Department	Summer 2023	Adopt amendments to the Zoning Code as needed to comply with the Lanterman Disabilities Services Act.
Action 5.8b: Amend the Density Bonus section of the Zoning Code to comply with AB 1763, SB 1227, AB 2345, AB 682, AB 1551, and AB 2334.	Planning Department	Summer 2023	Adopt amendments to the Zoning Code as needed to comply with AB 1763, SB 1227, AB 2345, AB 682, AB 1551, and AB 2334.
Action 5.8c: Amend the Zoning Code to comply with the Employee Housing Act.	Planning Department	Summer 2023	Adopt amendments to the Zoning Code as needed to comply with the Employee Housing Act.
Action 5.8d: Amend the Town's definition of transitional and supportive housing in the Zoning Code to ensure compliance with State law and allow them in all zoning districts that allow residential uses in accordance with AB 2162.	Planning Department	Summer 2023	Adopt amendments to the Zoning Code as needed to comply with AB 2162 and other State law pertaining to transitional and supportive housing.
Action 5.8e: Amend the Town's regulations pertaining to emergency shelters to ensure compliance with SB 2 and AB 139.	Planning Department	Summer 2023	Adopt amendments to the Zoning Code as needed to comply with SB 2 and AB 139.
Program 5.9: Streamline the project review process for housing-related applications.			
Action 5.9a: Continue to utilize permit tracking software that is streamlined, user-friendly, web-based, and accessible to applicants 24-hours/day, 365 days/year.	Planning Department	Annually	Conduct an annual assessment of the Town's permit tracking software to ensure it continues to be streamlined and user-friendly.
Action 5.9b: Update all housing development-related application forms to ensure accuracy, clarity, and compliance with all State statutes, including the California Housing Accountability Act and Housing Crisis Act of 2019 (SB 330).	Planning Department	Summer 2023	Adopt updated housing development-related application forms to ensure accuracy, clarity, and compliance with all State statutes, including the California Housing Accountability Act and Housing Crisis Act of 2019 (SB 330).
Action 5.9c: Continue to evaluate and improve the streamlined processing system to facilitate residential development.	Planning Department	Annually	Conduct an annual assessment of the Town's permit tracking software to ensure it continues to be streamlined and user-friendly.
Action 5.9d: Utilize CEQA exemptions for infill development sites to shorten the entitlement review time.	Planning Department	Case-by-case basis	As a part of initial application review, assess whether CEQA exemptions can be utilized.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Policy 6. Promote the Construction and Affordability of Accessory Dwelling Units (ADUs)			
Program 6.1: Adopt pre-approved ADU plans to expedite approval and lower costs associated with ADU construction.			
Action 6.1a: Conduct community outreach to determine the preferred ADU design style of San Anselmo residents.	Planning Department	Summer 2024	Facilitate in-person and web based community outreach to determine the preferred ADU design style of San Anselmo residents.
Action 6.1b: Adopt sample ADU plans based on the feedback received from Action 6.1a.	Planning Department	Fall 2024	Based on the feedback received during outreach (Action 6.1a) develop ADU plans.
Action 6.1c: Work with the various Town departments to pre-approve the ADU plans.	Planning Department; Building Department; Public Works Department	Fall 2024	Pre-approve the ADU plans developed as a part of Action 6.1b.
Program 6.2: Further streamline the ADU and JADU permitting process.			
Action 6.2a: Assess the feasibility of waiving all fees associated with ADU permitting when the property owner deed restricts their ADU to be rented at rates affordable to very low-income households.	Planning Department; Administration and Finance Department	Annually	As a part of annual budget development, assess the impact of waiving fees associated with the development of deed-restricted affordable ADUs and pass waiver allowances, as appropriate.
Action 6.2b: Establish an ADU Review Team comprised of representatives from the Town's various departments including Planning, Fire, and Public Works and conduct regular weekly meetings to ensure efficient review of ADU applications.	Planning Department	Summer 2023; Weekly	Establish the ADU review team. Conduct weekly meetings to review ADU applications.
Action 6.2c: Continue to incentivize ADUs and JADUs to be constructed along with new single-family detached housing by allowing concurrent permit review and approval.	Planning Department	Case-by-case basis	Inform property owners of ADU allowances and streamline permitting when applications for new home construction and rehabilitation are received.
Action 6.2d: Consider allowing objective, administrative exceptions for specified zoning standards, such as maximum lot coverage, to accommodate ADUs and JADUs.	Planning Department	Summer 2025	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances for specified zoning standards, such as maximum lot coverage, to accommodate ADUs and JADUs.
Action 6.2e: Enhance the Town's Summary Guide to ADUs to include diagrams, calculators, and other tools to help walk residents through the ADU/JADU permitting process.	Planning Department	Spring 2024	Hire a consultant to develop an interactive web-based tool to guide residents through the ADU construction process in a streamlined and user-friendly manner.
Action 6.2f: Establish an ADU/JADU Information and Resources webpage on the Town's website.	Planning Department; Communications	Spring 2023	Update the Town's website to include an ADU/JADU Information and Resources webpage and update it on an as-needed basis.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Program 6.3: Allow one JADU and multiple ADUs on lots one acre and larger in the R-1, R-1C, and R-1H districts.			
Action 6.3a: Review best practices and sample ordinance language for similar multiple attached or detached ADU programs in jurisdictions of similar size and economic and environmental constraints in Marin County and throughout the state.	Planning Department	Summer 2025	As a part of a full ordinance update, review best practices and sample ordinance language for similar multiple attached or detached ADU programs.
Action 6.3b: Based on the findings of Action 6.3a, draft potential ordinance language facilitating allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1, R-1-H, and R-1-C districts and conduct community outreach for feedback.	Planning Department	Summer 2025	As a part of a full ordinance update, draft potential ordinance language facilitating allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1, R-1-H, and R-1-C districts and conduct community outreach for feedback.
Action 6.3c: Present to Town Council for consideration and adoption, language allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1 district.	Planning Department	Summer 2025	As a part of a full ordinance update, present to Town Council for consideration and adoption, language allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1 district.
Action 6.3d: Amend the Zoning Code to allow ADUs and JADUs on parcels that use both the authority contained in Government Code Section 65852.21 and the authority contained in Government Code Section 66411.7.	Planning Department	Summer 2025	As a part of a full ordinance update, amend the Zoning Code to allow ADUs and JADUs on parcels that use both the authority contained in Government Code Section 65852.21 and the authority contained in Government Code Section 66411.7.
Action 6.3e: Conduct a study of jurisdictions of similar size and economic and environmental constraints in Marin County and throughout the state to evaluate the feasibility of deed restrictions for ADUs. Based on this study, consider modifying requirements to implement these changes as appropriate.	Planning Department	Fall 2025; Winter 2025	After the completion of the full Zoning Code update, assess the feasibility of of deed restrictions for ADUs. Present to the Town Council the feasibility study and options for implementation.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Policy 7. Provide Housing for Special Needs Populations that is Coordinated with Support Services			
Program 7.1: As appropriate, assist service providers to link together services for special needs populations to provide the most effective response to persons experiencing homelessness or at risk of homelessness, youth needs, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence, and other economically challenged or underemployed workers.			
Action 7.1a: Identify, evaluate, and implement strategies to reduce the number of individuals experiencing homelessness both Town and Countywide in partnership with the Marin County Health and Human Services, the Marin Homeless Continuum of Care (CoC), social service providers, and non-profit organizations.	Planning Department	Winter 2024	Partner with Marin County Health and Human Services, the Marin Homeless Continuum of Care (CoC), social service providers, and non-profit organizations to develop a regional plan to prevent and end homelessness.
Action 7.1b: Work with and promote the Marin County Health and Human Services Crisis Stabilization Unit which provides 24-hour service to Marin County residents and visitors experiencing a mental health crisis.	Planning Department	Summer 2023	Update the Town's website to include information about the Marin County Health and Human Services Crisis Stabilization Unit.
Program 7.2: Ensure that new multifamily housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies, allowing seniors to "age in place."			
Action 7.2a: Amend the Town's Zoning Code to allow all residential care facilities, for the elderly and for persons with a chronic life-threatening illness, both small and large, to be permitted in all multifamily and commercial districts.	Planning Department	Summer 2023	Adopt Zoning Code amendments to allowe residential care facilities in all multifamily and commercial districts.
Action 7.2b: Work with local non-profits to create a day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners.	Planning Department	Annually	Establish an annual day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners in partnership with local non-profits.
Program 7.3: Continue to publicize and create opportunities for using available rental assistance programs, such as the project-based Section 8 program and tenant-based Housing Choice Voucher program, in coordination with the Marin Housing Authority (MHA).			
Action 7.3a: Continue to support the use of Marin Community Foundation funds for affordable housing and continue to participate in the Housing Stability program administered through MHA.	Planning Department	Case-by-case basis; Annually	Provide letters of support, as needed, for the use of Marin Community Foundation funds for affordable housing. Reaffirm annually the Town's participation in MHA's Housing Stability program.
Action 7.3b: Work with the MHA to promote the Housing Choice Voucher program regularly through public outreach.	Planning Department; Communications	Summer 2023	Update the Town's website to include information regarding Housing Choice Vouchers and to promote their acceptance by landlords and use by residents.
Program 7.4: Actively engage with other jurisdictions in Marin County to support long-term housing solutions for homeless individuals and families in Marin County and implement the Marin County Continuum of Care actions in response to the needs of homeless families and individuals.			
Action 7.4a: Allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related support services.	Planning Department; Administration and Finance Department	Annually	As a part of annual budget development, consider allocating funds for County and non-profit programs providing emergency shelter and related support services.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 7.4b: Continue to provide resources that support local and regional solutions that meet the needs of individuals experiencing homelessness. Continue to collaborate with other agencies to support shelters and programs, such as Housing First and Rapid Rehousing, and provide housing resources and opportunities for individuals experiencing homelessness and displacement.	Planning Department	Annually	As a part of annual budget development, consider allocating funds to support local and regional solutions that meet the needs of individuals experiencing homelessness.
Program 7.5: Combat homelessness and support re-housing of people experiencing homelessness.			
Action 7.5a: Encourage a dispersion of facilities to avoid an over-concentration of shelters for people experiencing homelessness in any given area. An over-concentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the "normalization process" for clients residing in such facilities.	Planning Department	Case-by-case basis	As needed, advocate for the dispersion of facilities to avoid an over-concentration of shelters for people experiencing homelessness in any given area.
Action 7.5b: Encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the Town or a designated agency to resolve disputes.	Planning Department	Annually	As a part of housing related community outreach (Policy 2), provide emergency shelters, transitional housing programs and community care facilities with the opportunity to engage with and build positive relations with San Anselmo residents.
Action 7.5c: As the opportunity arises, the Town will participate in the funding of multi-jurisdictional emergency shelter projects such as the Project Homekey project at 1251 South Eliseo Drive and the Homeward Bound of Marin Workforce and veteran Housing project in Novato.	Planning Department; Administration and Finance Department	Case-by-case basis	As a part of annual budget development, consider allocating funds for multi-jurisdictional emergency shelter projects.
Action 7.5d: Conduct a study to identify appropriate locations in residential areas of the community for emergency shelters in accordance with AB 2339.	Planning Department	Summer 2024	Engage a consultant to conduct a study to identify appropriate locations in residential areas of the community for emergency shelters.
Policy 8: Ensure Responsible Development in Wildland Urban Interface (WUI) Areas			
Program 8.1: Continue to support Ross Valley Fire Department (RVFD) plan review.			
Action 8.1a: Enhance communications to residents regarding the required RVFD plan review.	Planning Department, Communications	Summer 2023	Update the Town's website to provide clarified information regarding required RVFD plan review.
Action8.1b: Continue to require all new proposed landscape plans on properties in designated WUI areas to submit a vegetation management plan and receive approval by RVFD.	Planning Department	Case-by-case basis	Update application requirements to ensure that properties in designated WUI areas submit a vegetation management plan and receive approval by RVFD.
Program 8.2: Continue to support community participation in the National Firewise USA® Recognition Program of the National Fire Protection Association (NFPA).			
Action 8.2a: Establish a "Firewise San Anselmo" webpage to provide residents with valuable information about how to stay wildfire ready.	Administration and Finance Department; Fire Department	Winter 2023	Update the Town's website to include a "Firewise San Anselmo" webpage.
Action 8.2b: Provide a link on the "Firewise San Anselmo" webpage to access information on which residential property insurance companies may be currently offering discounts for fire hardened homes.	Administration and Finance Department; Fire Department	Winter 2023	Establish, post on the "Firewise San Anselmo" webpage, and regularly update a list of insurance companies that offer discounts for fire hardened homes.
Action 8.2c: Consider participation in the Firewise USA Community, as recognized by the National Fire Protection Association (NFPA).	Administration and Finance Department; Fire Department	Winter 2023	Assess and present to the Town Council the advantages and disadvantages of participation in the Firewise USA Community program.
Program 8.3: Establish and enforce safety standards for structures and landscaping in WUI areas.			
Action 8.3a: Continue to ensure that RVFD reviews proposed plans for all new buildings and major additions to ensure the construction complies with fire access requirements and makes recommendations for modifications to reduce fire hazards.	Planning Department; Building Department	Case-by-case basis	Update application requirements to ensure that properties in designated WUI areas submit proposed plans for all new buildings and major additions and receive approval by RVFD.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Policy 9: Affirmatively Further Fair Housing			
Program 9.1: Eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation.			
Action 9.1a: Support fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry.	Planning Department	Annually	Annually adopt a resolution to support fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry.
Action 9.1b: Assemble and promote the distribution of information to landlords regarding fair housing.	Planning Department; Communications	Summer 2023	Update the Town's website to include information regarding fair housing for landlords.
Action 9.1c: Involve Marin County Mediation Services to aid in housing-related problem resolution.	Planning Department	Case-by-case basis	As needed, involve Marin County Mediation Services to aid in housing-related problem resolution.
Action 9.1d: Designate the Town Attorney as the appropriate Town official to receive and administer complaints related to housing discrimination.	Planning Department; Town Attorney	Case-by-case basis	As needed, direct all complaints related to housing discrimination to the Town Attorney.
Action 9.1e: Amend the Zoning Code to remove barriers for the approval of requests for reasonable accommodation to comply with the Americans with Disabilities Act.	Planning Department	Summer 2025	As a part of a full Zoning Code update, remove barriers for the approval of requests for reasonable accommodation.
Action 9.1f: Provide maximum flexibility in the development of housing for persons with disabilities.	Planning Department	Summer 2025	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances for the development of housing for persons with disabilities.
Action 9.1g: Ensure that information related to fair housing laws is easily available on the Town's website and at key Town facilities, including Town Hall and the library.	Planning Department; Communications	Summer 2023; Annually	Update the Town's website to include information regarding fair housing law. Annually work with Marin County Mediation Services to make flyers and literature regarding fair housing law available at key Town facilities.
Action 9.1h: Ensure that information related to reasonable accommodations for zoning regulations is easily accessible on the Town's website.	Planning Department; Communications	Summer 2023	Update the Town's website to include information regarding reasonable accommodations.
Program 9.2: Proactively increase access to affordable housing options for historically marginalized and underrepresented groups.			
Action 9.2a: Require that any development within the Affordable Housing Overlay District be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities.	Planning Department	Summer 2025	As part of the Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for affordable units to be marketed to the disability community and non- English speakers.
Action 9.2b: Require that any development within the Affordable Housing Overlay District prepares and publicizes paper and digital versions of multi-lingual applications, and that all websites containing application information be accessible.	Planning Department	Summer 2025	As a part Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for paper and digital versions of multi-lingual applications be made available and accessible.

A

APPENDIX A: PUBLIC PARTICIPATION

Town Council Introduction Meeting

The following PowerPoint slides are from the Town Council Introduction Meeting.

CONSULTANT TEAM

HOUSEAL LAVIGNE

Lead Consultant
Housing Element
Land Use Element
Environmental Justice Policies

Kimley»Horn

Housing Element

Public Safety Element

CHPlanning

CEQA

HOUSEAL LAVIGNE TEAM



Robert Kain
Project Principal



Jackie Wells, AICP
Project Manager



Daniel Tse, AICP



Chris Murphy

Kimley»Horn

Housing Element Support
Lead: David Barquist, AICP

Public Safety Element
Lead: Aaron Pfannenstiel, AICP

CHPlanning

CEQA
Lead: Charnelle Hicks, AICP

HOUSING ELEMENT REQUIREMENTS

- Accommodate projected housing demand, as mandated by the State (RHNA)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choices for all

PROJECT TIMELINE (TENT.)

Month	Tasks
June	• Establish HEAC
July	• Community Workshop #1 • HEAC Meeting #1
August	• Community Workshop #2 • HEAC Meeting #2 • Draft Opportunity Sites & Housing Policies
September	• HEAC Meeting #3 • Finalize Housing Policies and Actions • Town Council Project Update
October	• Public Review Draft • Planning Commission Meeting #1
November	• HEAC Meeting #4 • Planning Commission Meeting #2 (Recommendation Hearing) • Submit for HCD Round 1 Review – 90-Days
December	• Town Council First Reading
January	• Town Council Adoption Hearing (Deadline January 31, 2023)

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HEAC Meeting 1

The following PowerPoint slides are from HEAC Meeting 1.



Town Team Introductions

- Dave Donery – Town Manager
- Sean Condry – Public Works Director
- Heidi Scoble – Planning Director

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Consultant Team

Lead Consultant

HOUSEAL LAVIGNE

Housing Element
Public Safety Element

Kimley»Horn

Housing Element

ATLAS PLANNING SOLUTIONS
NAVIGATING A COMPLEX WORLD

Public Safety Element

Houseal Lavigne Team Introductions



Robert Kain

Project Oversight



Jackie Wells, AICP

Project Manager

HEAC Member Introductions

- Please share your:
  - *Name*
  - *Unique perspective you bring to the HEAC*

Meeting Agenda

- HEAC Roles and Responsibilities
- Housing Element & RHNA 6 Introduction
- Q & A Opportunity 1
- Poll Questions
- Upcoming Town Hall Overview
- Next Steps
- How to Spread the Word
- Q & A Opportunity 2
- Public Input Opportunity



HEAC ROLES & RESPONSIBILITIES

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*



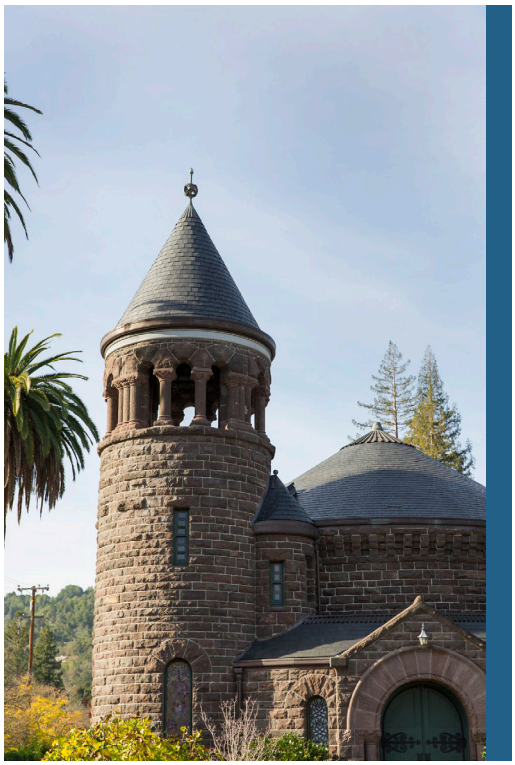
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General Plans must address key topic areas, called Elements, that cover things like land use, housing, transportation, services, infrastructure, etc.

Each Element establishes broad objectives, focused policies and specific actions the City will take to achieve its goals.



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).

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



Housing Element Requirements

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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

RHNA 5 Success

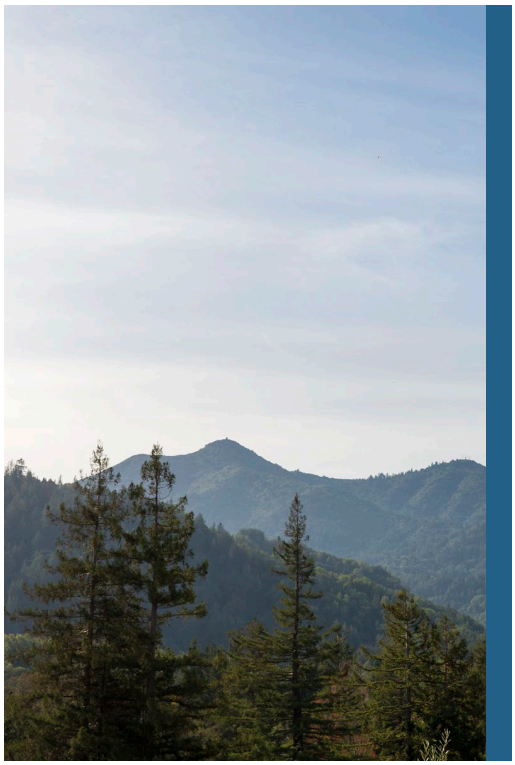
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TOTAL:	***106***	***131***	***Exceeded by 25***

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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
- Pipeline Projects

Counting ADUs

- HCD Methodology
  - *Average the number of ADUs permitted in the last 3 years*
  - *Multiply the average by 8 (number of years in RHNA Cycle)*



Counting ADUs

- Application of Methodology in San Anselmo
  - *2019: 10 ADUs*
  - *2020: 22 ADUs*
  - *2021: 27 ADUs*



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ADU Income Category Distribution

- ABAG Approved Methodology
  - *Very Low Income: 30%*
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- San Anselmo ADU Distribution
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  - *Moderate Income: 48*
  - *Above Moderate Income: 16*

San Anselmo's RHNA 6 Allocation

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

Why is RHNA 6 different?

- **Increase in Regional Allocation**
  - *RHNA 5 = 187,990*
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- **Fair Housing Requirements**
  - *Affirmatively Furthering Fair Housing (AFFH) requires jurisdictions to demonstrate that they are actively working to both dismantle the legacy of segregation and create equal housing opportunities.*
- **Site Identification Constraints**
  - *Limits on reuse of sites from RHNA 5*
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What happens if San Anselmo does not comply?

- **Monetary Impacts**
  - *Fines ranging between $10,000-$600,000/month*
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- **Restriction or Loss of Local Control of Land Use**





Housing Element Introduction: Synopsis

- RHNA = Regional Housing Needs Allocation
- Each RHNA cycle is 8 years
  - Currently in the 5th RHNA Cycle (RHNA 5: 2014-2022)
  - Planning for the 6th RHNA Cycle (RHNA 6: 2023-2031)
- Town's RHNA 6 Allocation is 883 units over 8 years
  - *20% No Net Loss Buffer brings RHNA 6 Allocation to 1,000 units over 8 years*
- HE = Housing Element
  - Chapter of General Plan
  - Must be updated at each 8-year RHNA cycle to plan for new allocation

POLL QUESTIONS

TOWN HALL OVERVIEW

Town Hall #1

- Town Hall #1 will be hosted on July 21
- Event Format
  - *Housing Element Introduction*
  - *Facilitator Guided Conversation*



Facilitated Discussion

- What strategies could the town consider using in order to successfully meet the state mandate?
- What do you think is the best way to address the state's affordability requirements?
- What about the RHNA 6 process are you most concerned about?
- What opportunities do you see for the Town as a part of the RHNA 6 process?



NEXT STEPS

Project Timeline & Next Steps

Month	Tasks
June	Establish HEAC
July	HEAC Meeting #1- Housing Element Introduction
	Community Workshop #1 - Intro and Strategies Review
	ADU Questionnaire
	HEAC Meeting #2- Strategies Review
August	Community Workshop #2 - Opportunity Sites Review
	HEAC Meeting #3 - Opportunity Sites Review
	Draft Opportunity Sites & Housing Policies
September	HEAC Meeting #4 Policies, Programs, and Actions Review
	Finalize Policies, Programs, and Actions
	Town Council Project Update
October	Housing Element Drafting
	Internal Review Draft
November	HEAC Meeting #5 Internal Review Draft Overview
	Post Public Review Draft (30 Day Comment Period)
	HCD Review Period (90 days)
	Joint Town Council and Planning Commission Special Meeting
December	Document Formatting
January	Town Council 1st Reading
	HCD Review Comments
	Housing Element Refinement per Public and HCD Feedback
	Town Council Adoption Hearing (Deadline January 31, 2023)

Upcoming HEAC Meeting Scheduling

HEAC Meeting 2

- July 26
- July 27
- July 28

HEAC Meeting 3

- August 30
- August 31
- September 1

Meetings will last approximately 90 minutes and will begin at 4pm.

HOW TO SPREAD THE WORD

Encourage Your Friends and Neighbors to:

- **Visit the Project Webpage:** https://www.townofsananselmo.org/1517/Housing-Element-Update
- **Provide Feedback:** Email questions or comments to: edac@townofsananselmo.org

QUESTIONS?

PUBLIC INPUT OPPORTUNITY

THANK YOU!

Town Hall Meeting 1

The following PowerPoint slides are from the Town Hall Meeting 1.



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

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Housing Element Advisory Committee (HEAC)

- **Role**
  - *Ad hoc advisory committee to the Town Council*
- **Responsibilities**
  - *Review and provide feedback on draft Element components*
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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

HOUSEAL LAVIGNE

Housing Element
Public Safety Element

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Housing Element

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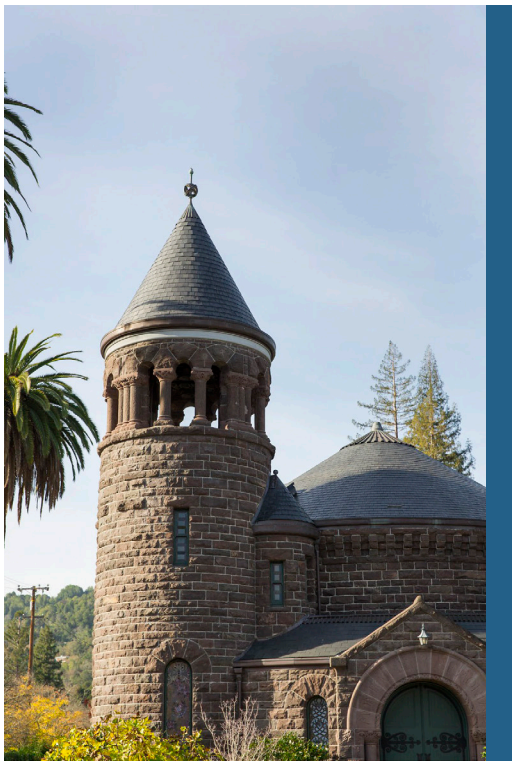
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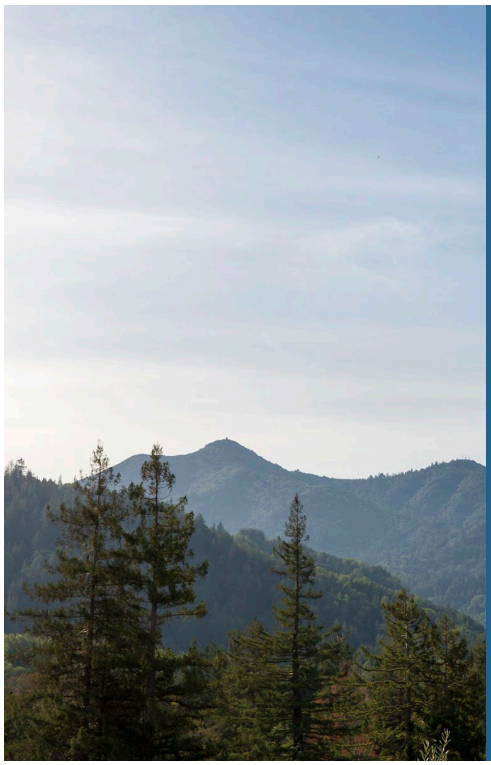
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Pipeline Projects

Type of Project	Number of Units	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units
Single-Family Detached	1				1
ADUs	14	4	4	4	2
Multifamily	18	2			16

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
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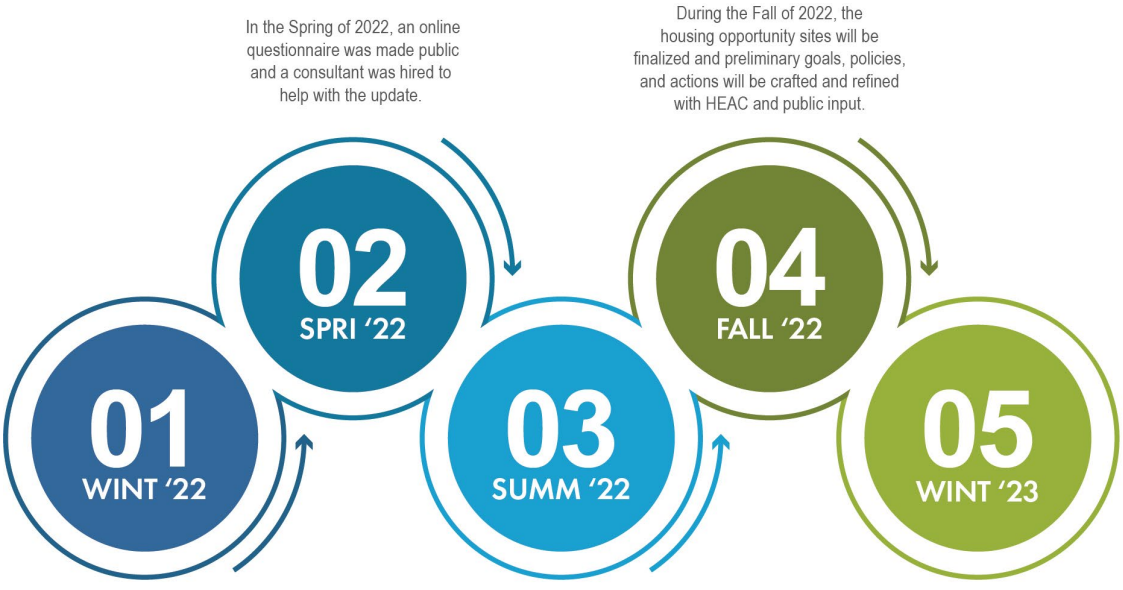
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POLL QUESTIONS



NEXT STEPS



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

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

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.

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 2022-2023, 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

Upcoming Meetings and Events

HEAC Meetings

- Monday, July 25 at 4pm via Zoom
- Thursday, September 1 at 4pm via Zoom

Community Workshop

- Thursday, August 25 at 6pm via Zoom

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 August 25, 2022 Second Community Workshops**: 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!

HEAC Meeting 2

The following PowerPoint slides are from HEAC Meeting 2.



Meeting Agenda

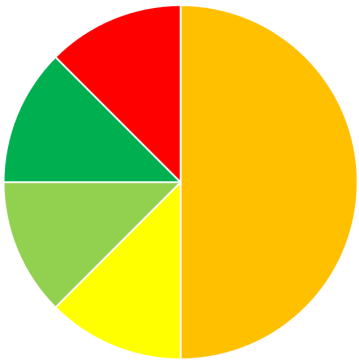
- HEAC Meeting 1 and Public Information Session Poll Results Overview
- Preferred Housing Location map.social Exercise
- Next Steps
- How to Spread the Word
- Q & A



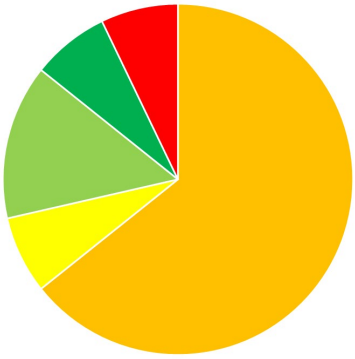
POLL RESULTS

What do you like most about living in San Anselmo?

HEAC Meeting



Public Meeting



- Open space and natural features
- Proximity to amenities (Sonoma-Napa, Golden Gate Ferry, SFO, San Francisco, etc.)
- Sense of community
- Sense of safety & security
- Other- Walk/Bike to Restaurants and Shops

Which housing types do you feel are most appropriate for San Anselmo?

HEAC Meeting



Public Meeting



- Smaller single-family homes on smaller lots
- Townhomes
- Low density multi-family housing (duplex, triplex, quadplex)
- Medium density multi-family housing (5-15 units/site)
- Higher Density multi-family housing (15+ units/site)
- ADUs/JADUs
- Mixed income senior housing
- Interim housing for people looking to transition from homelessness
- Other

How can San Anselmo address housing affordability within Town limits?

HEAC Meeting



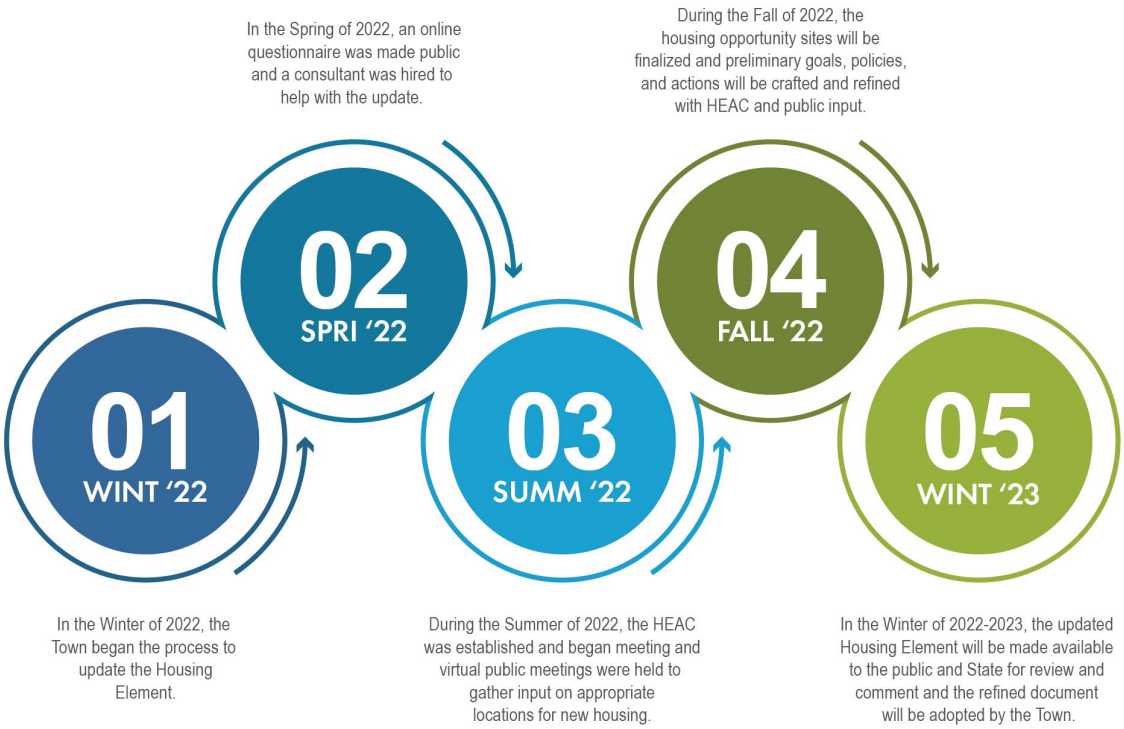
Public Meeting



- Allow for increased density (multiple ADUs/lot, relax development standards, etc.)
- Encourage preservation of existing smaller-scale housing (preventing up-sizing)
- Financial contributions to support development of new housing
- Incentives for private developers to build more affordable housing
- Financial assistance to homeowners to add accessory dwelling units
- Development fee waivers
- Streamline residential approval process (ADRB)
- Develop programs that help people experiencing homelessness find permanent housing
- Other

PREFERRED HOUSING LOCATIONS EXERCISE

NEXT STEPS



Upcoming Meetings and Events

Community Workshop

- Thursday, August 25 at 6pm via Zoom

HEAC Meeting

- Thursday, September 1 at 4pm via Zoom

HOW TO SPREAD THE WORD

Tell you friends and neighbors to:

- **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)
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- **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!

Town Hall Meeting 2

The following PowerPoint slides are from the Town Hall Meeting 2.



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

HOUSEAL LAVIGNE

Housing Element
Public Safety Element

Kimley»Horn

Housing Element

ATLAS PLANNING SOLUTIONS
NAVIGATING A COMPLEX WORLD

Public Safety Element

Houseal Lavigne Team Introductions



Robert Kain

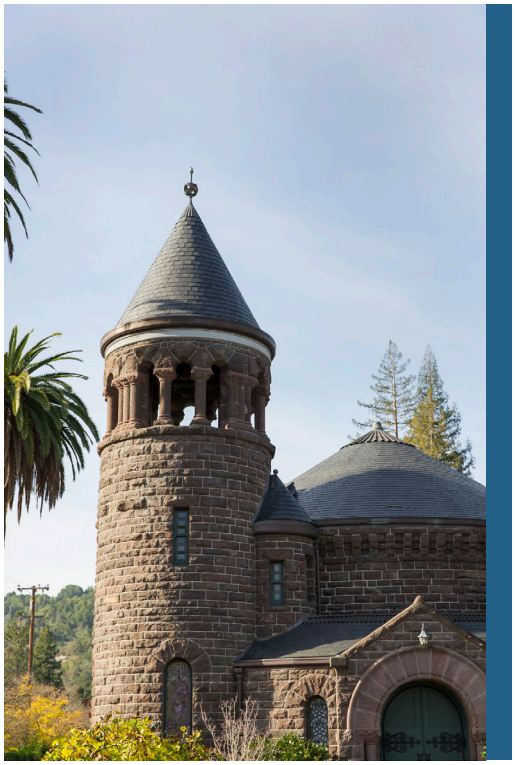
Project Oversight



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).

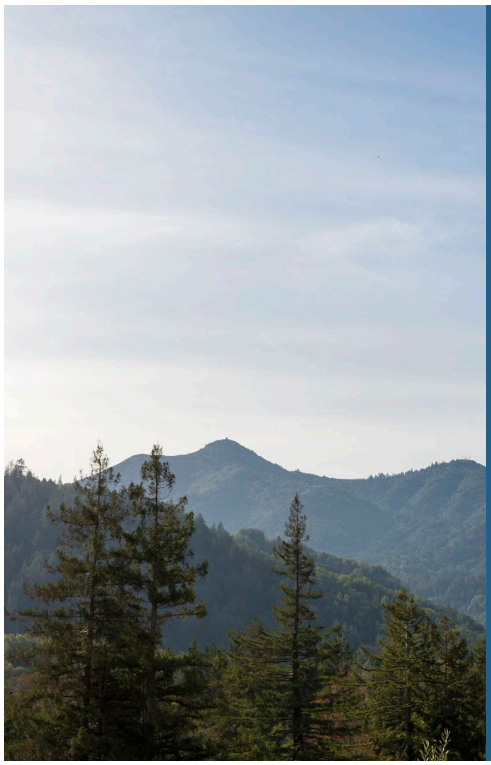
What is "RHNA"?

- 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

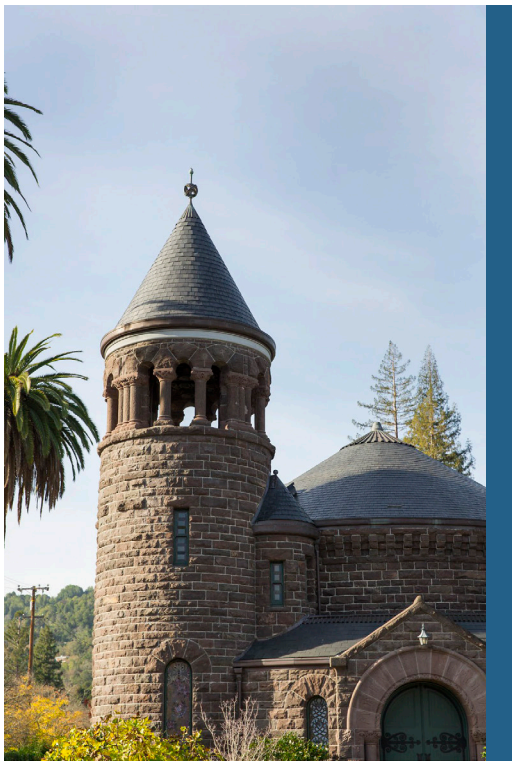
- ADUs - 160
- Pipeline Projects - 33

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***			



HOUSING OPPORTUNITY SITES



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

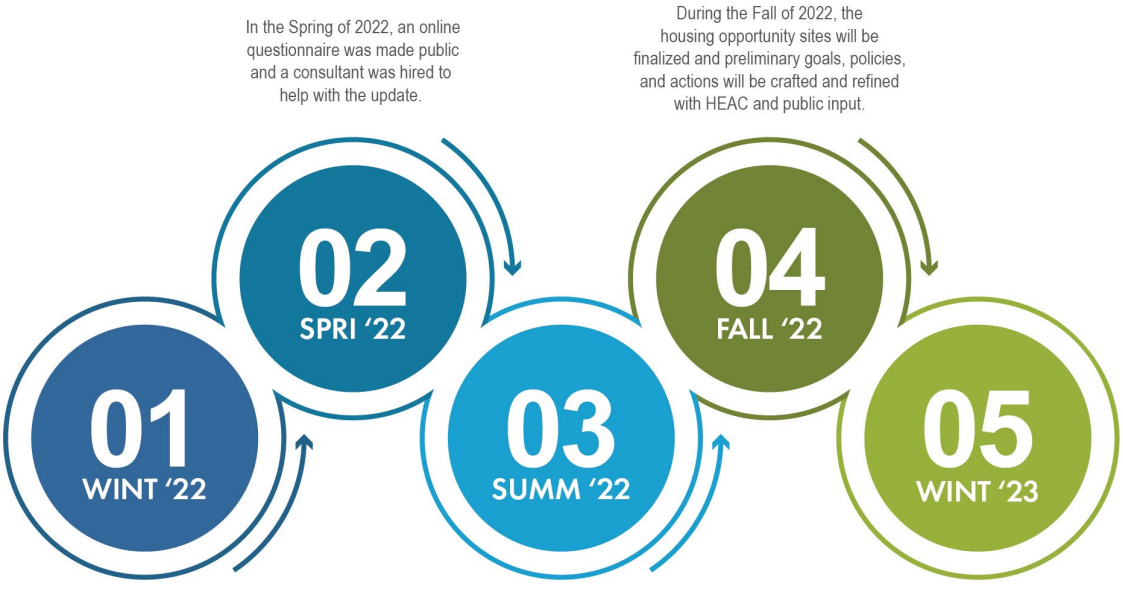
1. **Current Zoning**. The Town allows a variety residential development types and densities in its residential districts and as a conditional use in its commercial districts. Zoning districts were scored based on the residential density they support and whether it is allowed by-right or as a conditional 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

MAP EXERCISE

NEXT STEPS


01
WINT '22
In the Winter of 2022, the Town began the process to update the Housing Element.
02
SPRI '22
In the Spring of 2022, an online questionnaire was made public and a consultant was hired to help with the update.
03
SUMM '22
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.
04
FALL '22
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.
05
WINT '23
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THANK YOU!

HEAC Meeting 3

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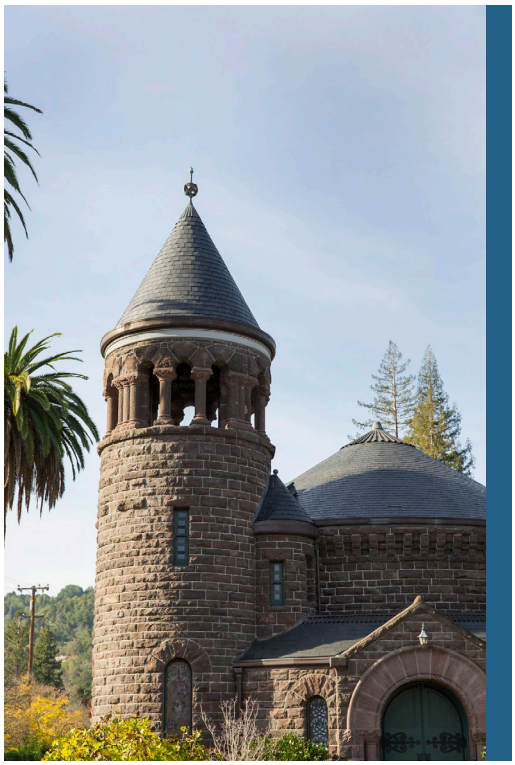


Meeting Agenda

- Public Workshop Feedback Overview
- Preliminary Opportunity Sites Yield Analysis and Discussion
- Next Steps
- How to Spread the Word
- Q & A



PUBLIC WORKSHOP FEEDBACK OVERVIEW

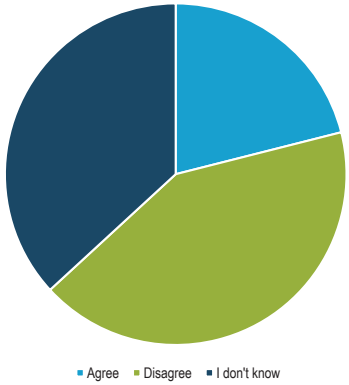


Public Workshop Process

- Housing Element Overview
- Housing Opportunity Sites Introduction
  - *Site Suitability Factors Overview and Poll*
- Map Exercise and Discussion
  - *Commercial Areas*
  - *Downtown*
  - *R-1 Areas*

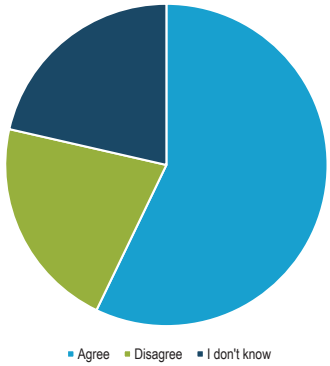
Site Suitability Factors Poll

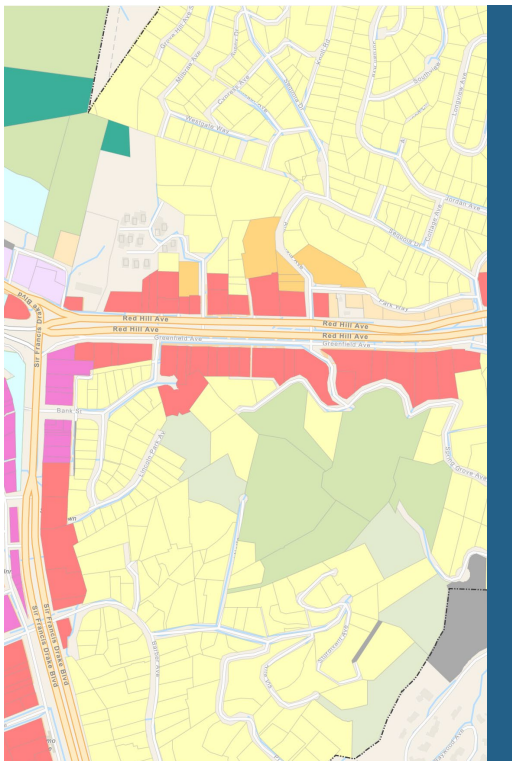
- Question 1: The appropriate site suitability factors were considered in the analysis of housing opportunity sites.
  - *Agree (8)*
  - *Disagree (3)*
  - *I don't know (3)*



Site Suitability Factors Poll

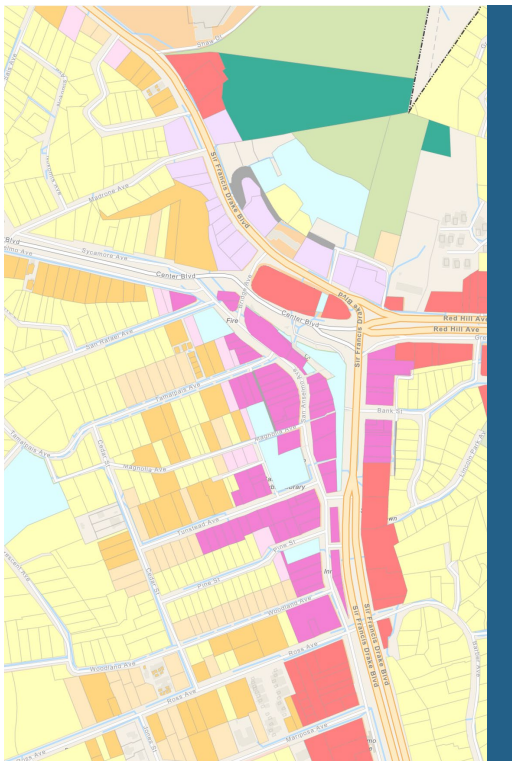
- Question 2: The appropriate amount of weight was given to each site suitability factor.
  - *Agree (4)*
  - *Disagree (8)*
  - *I don't know (7)*





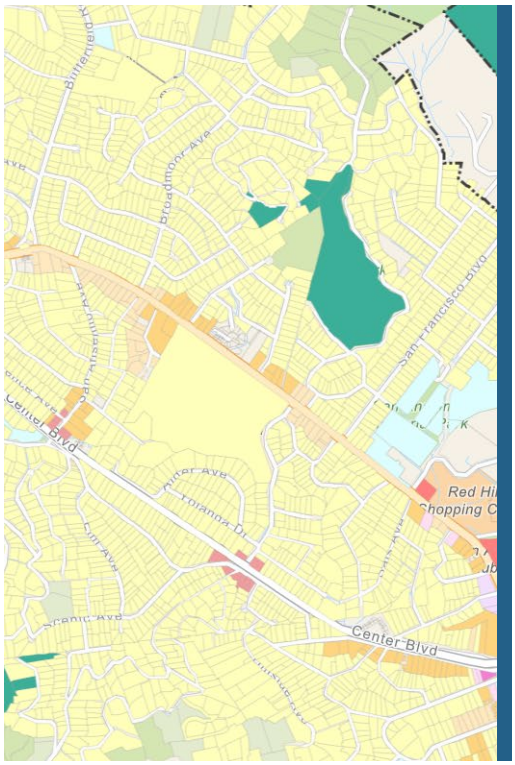
Map Exercise and Discussion

- **Commercial Areas**
  - *In your opinion, are these areas a good location for new housing in the community? Why or why not?*
  - *If you think these areas are a good location for new housing, do you think higher density housing should be considered? Why or why not?*



Map Exercise and Discussion

- **Downtown**
  - *In your opinion, are these areas a good location for new housing in the community? Why or why not?*
  - *If you think these areas are a good location for new housing, do you think higher density housing should be considered? Why or why not?*



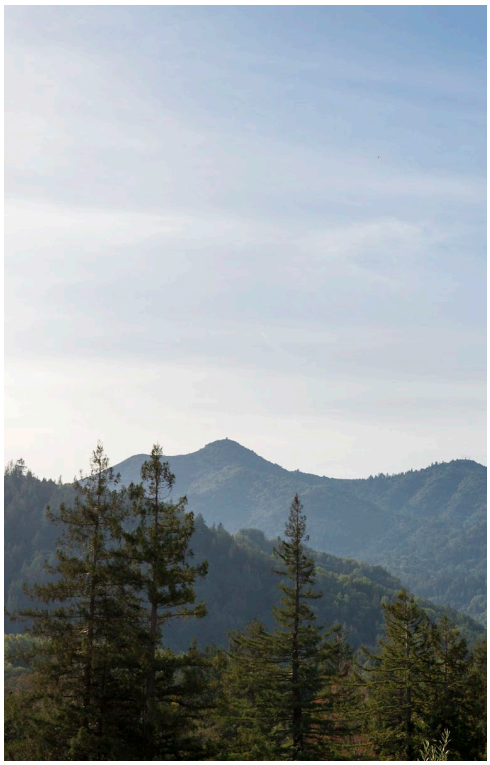
Map Exercise and Discussion

- **R-1 Areas**
  - *In your opinion, are these neighborhoods a good location for additional housing in the community? Why or why not?*
  - *If you think these areas are a good location for new housing, do you think higher density housing should be considered? Why or why not?*
  - *If you think these areas are a good location for new housing, do you think other "missing middle" housing types such as duplexes, triplexes, quadplexes, or townhomes should be allowed? Why or why not?*

PRELIMINARY OPPORTUNITY SITES YIELD ANALYSIS AND DISCUSSION

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
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TOTAL:	***1,000***
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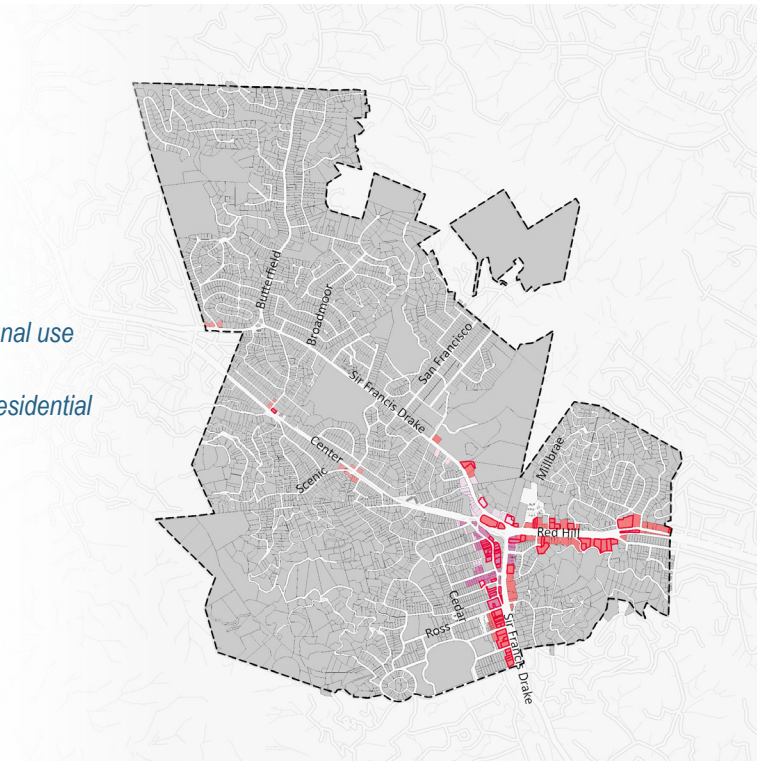
- ADUs - 160
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20% Not Net Loss Buffer	167	167	167
TOTAL:	***1,000***	840	807
AMI = Area Median Income AMI for Marin County = $166,000/year for a family of four			

Commercial Opportunity Sites

- Existing Conditions
  - *20 du/acre allowed with conditional use permit*
  - *No data on existing number of residential units, 0 assumed*



Commercial Opportunity Sites

- Existing Conditions
  - *20 du/acre allowed with conditional use permit*
  - *Data on existing number of residential units forthcoming*
- Yield Under Existing Conditions
  - *20 du/acre: 527 new units*



Commercial Opportunity Sites

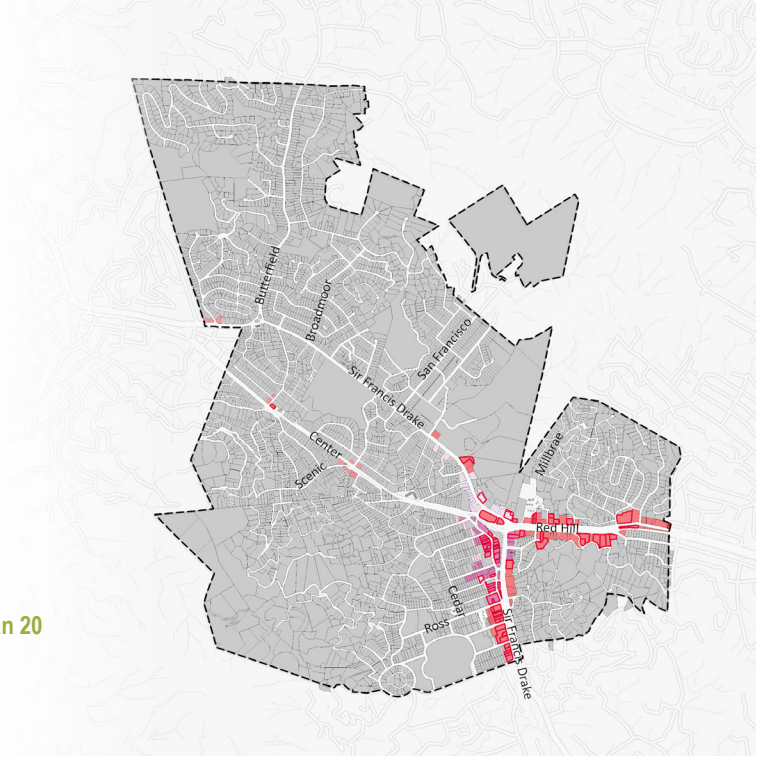
- Yield Under Existing Conditions
  - *20 du/acre: 527 new units*
- Yield Under Alternative Conditions
  - *25 du/acre: 659 new units*
  - *30 du/acre: 793 new units*
  - *35 du/acre: 927 new units*
  - *40 du/acre: 1,068 new units*



Commercial Opportunity Sites

- Yield Under Existing Conditions
  - *20 du/acre: 527 new units*
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  - *25 du/acre: 659 new units*
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  - *40 du/acre: 1,068 new units*

Should the Town consider allowing more than 20 du/acre in commercial areas? If yes, are all commercial areas appropriate?



Commercial Opportunity Sites

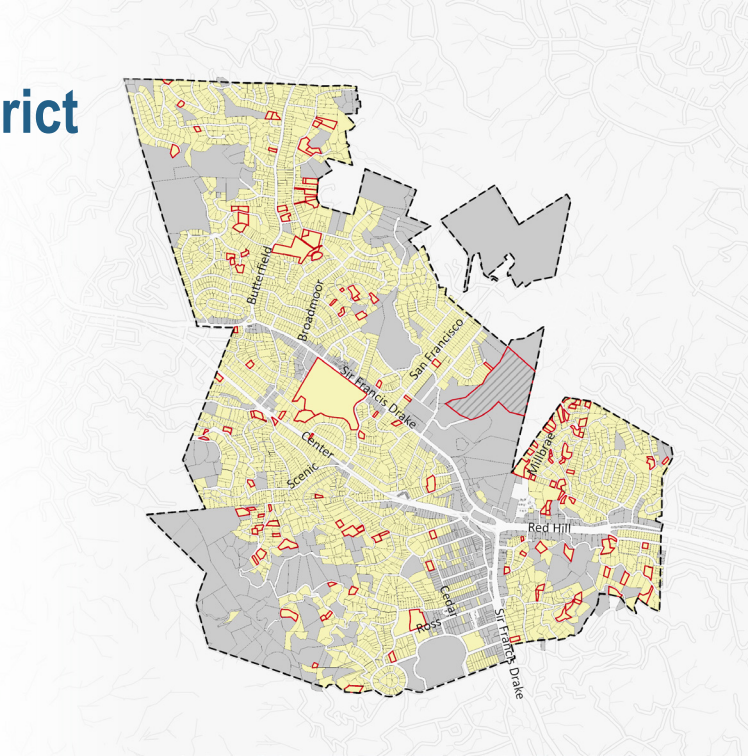
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- Yield Under Alternative Conditions
  - *25 du/acre: 659 new units*
  - *30 du/acre: 793 new units*
  - *35 du/acre: 927 new units*
  - *40 du/acre: 1,068 new units*

Should commercial buildings be allowed to be taller than 2 stories? If yes, are all commercial areas appropriate?



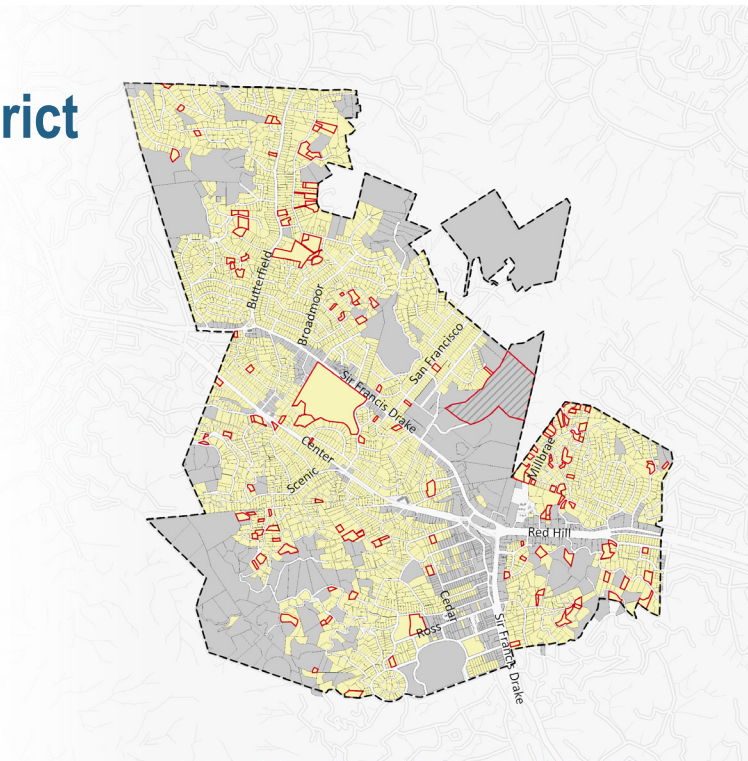
R-1 / PDD R-1 District Opportunity Sites

- Existing Conditions
  - *6 du/acre allowed*
  - *112 existing units*
- Yield Under Existing Conditions
  - *6 du/acre: 83 new units*



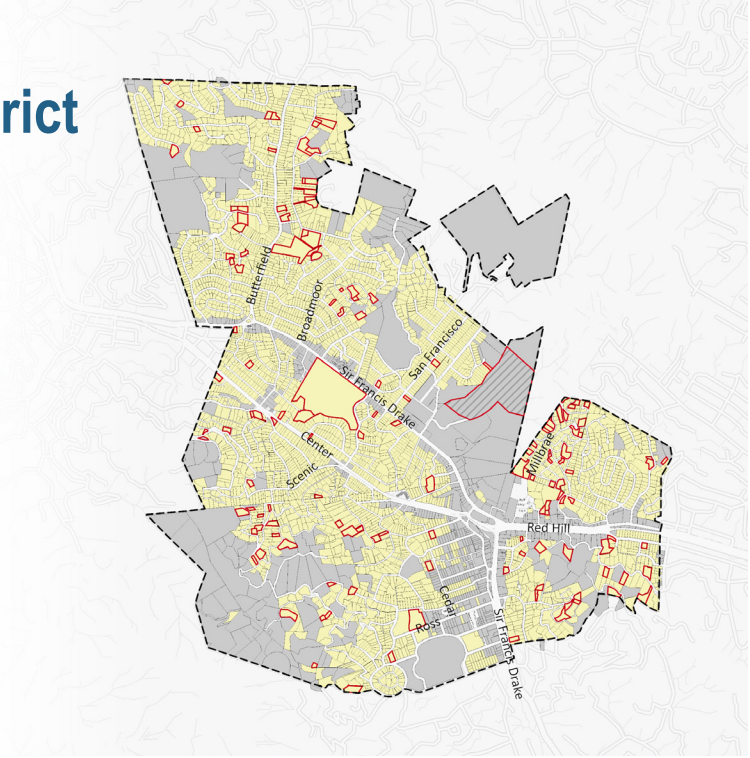
R-1 / PDD R-1 District Opportunity Sites

- Existing Conditions
  - *6 du/acre allowed*
  - *112 existing units*
- Yield Under Existing Conditions
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R-1 / PDD R-1 District Opportunity Sites

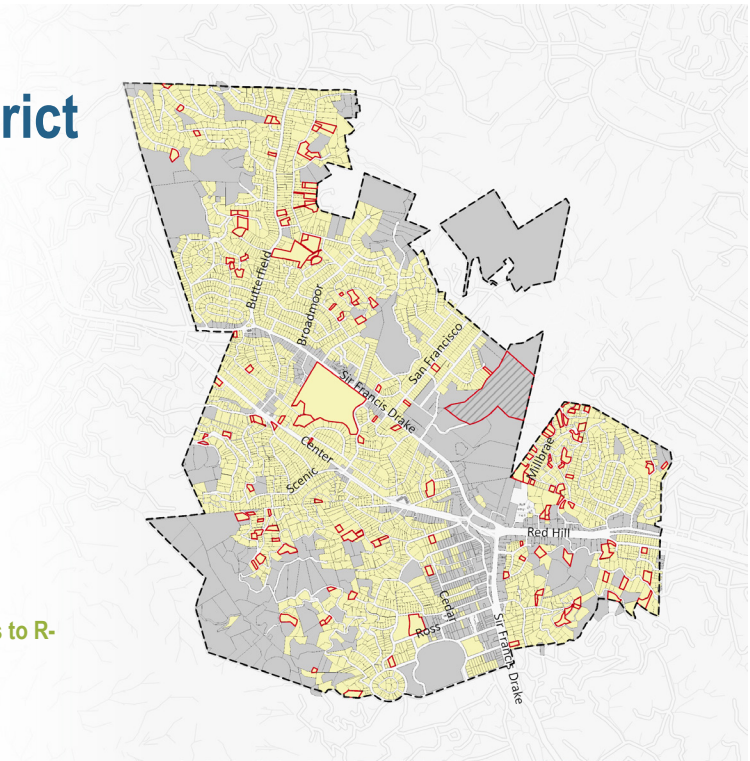
- Yield Under Existing Conditions
  - *6 du/acre: 83 new units*
- Yield Under Alternate Conditions
  - *12 du/acre (R-2): 774 new units*



R-1 / PDD R-1 District Opportunity Sites

- Yield Under Existing Conditions
  - *6 du/acre: 83 new units*
- Yield Under Alternate Conditions
  - *12 du/acre (R-2): 774 new units*

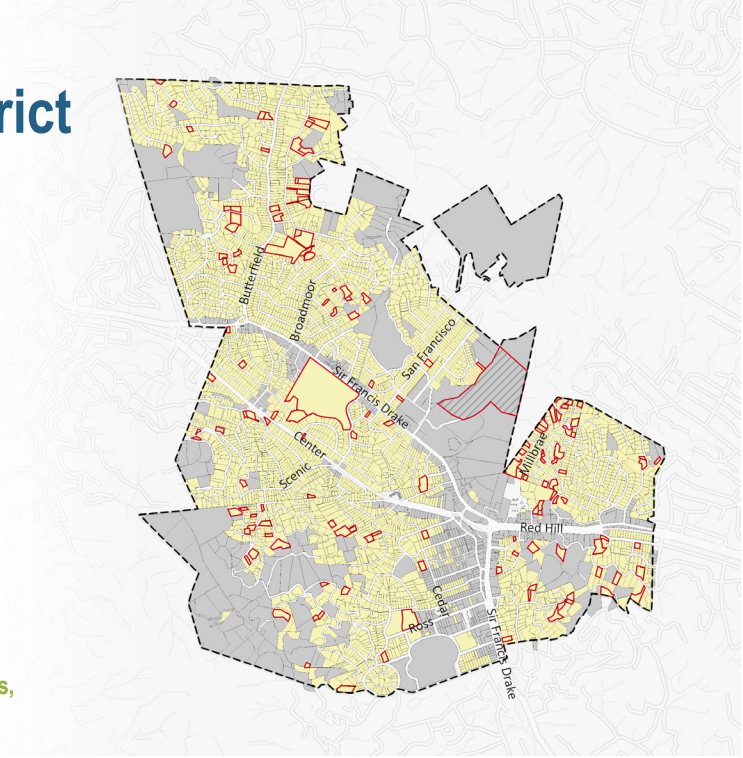
Should the Town consider rezoning R-1 areas to R-2? If yes, are all R-1 areas appropriate?



R-1 / PDD R-1 District Opportunity Sites

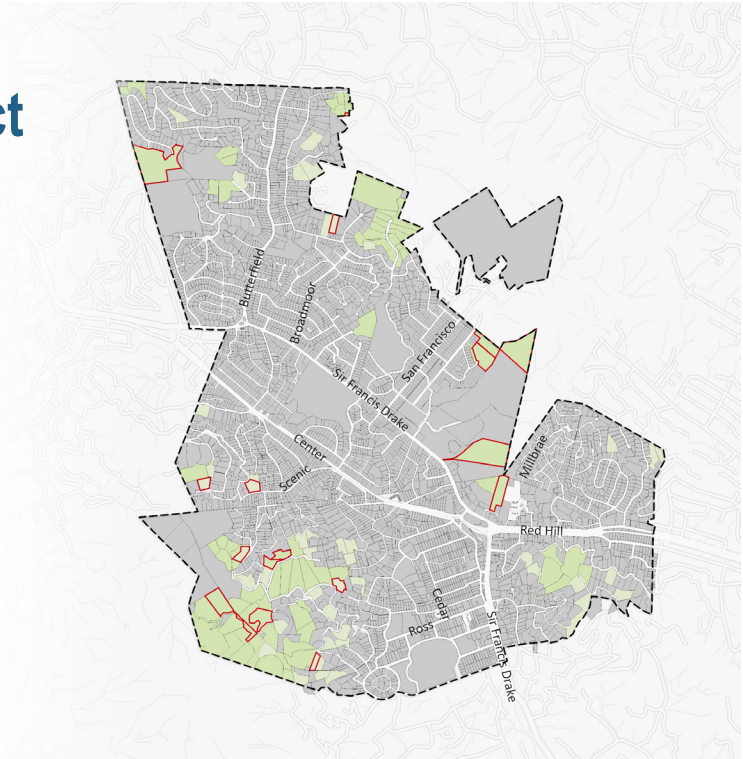
- Yield Under Existing Conditions
  - *6 du/acre: 83 new units*
- Yield Under Alternate Conditions
  - *12 du/acre (R-2): 774 new units*

Should the Town consider "missing middle" housing types such as duplexes, triplexes, quadplexes, or townhomes in R-1 areas? If yes, should they be allowed in all R-1 areas?



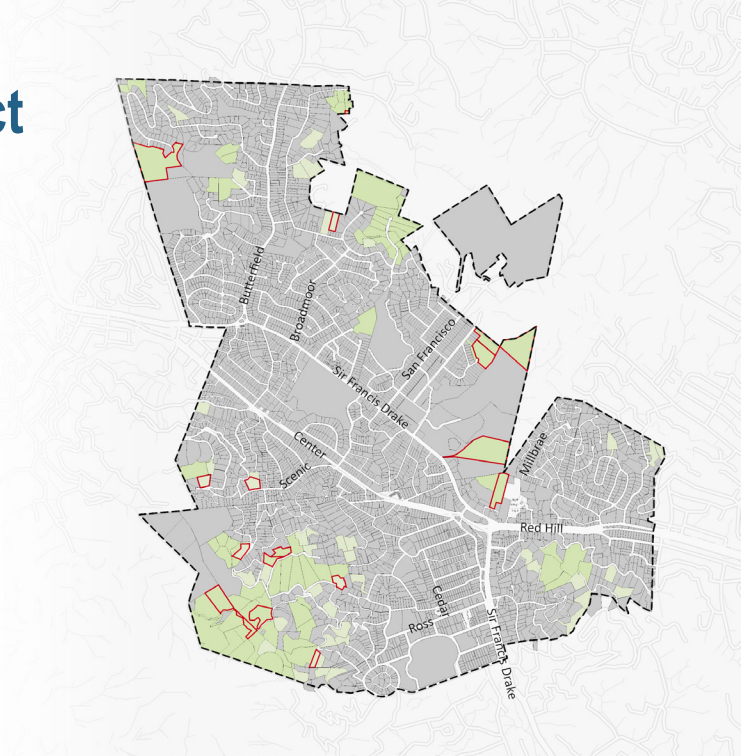
R-1C / R-1H District Opportunity Sites

- Existing Conditions
  - *1 du/acre allowed*
  - *10 existing units*



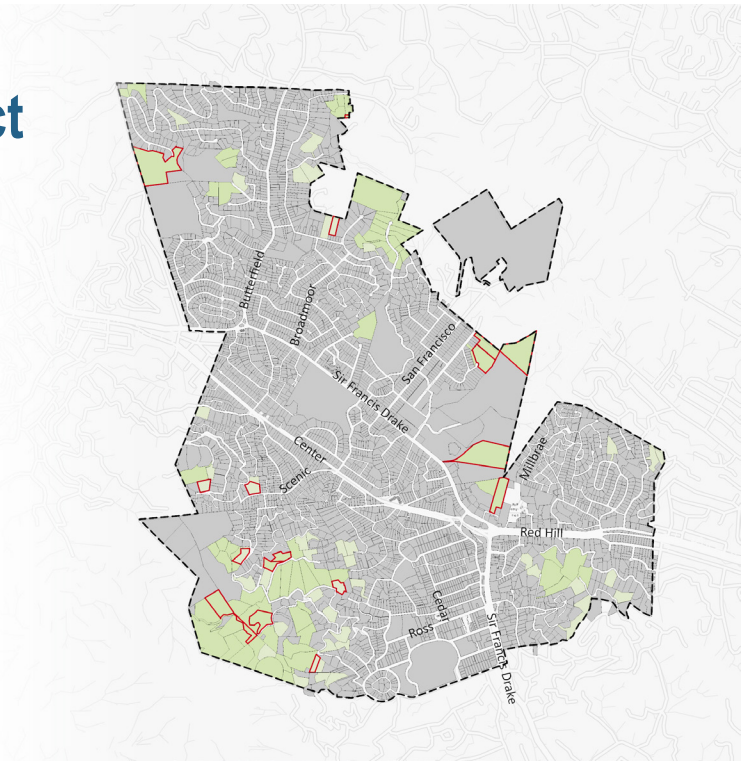
R-1C / R-1H District Opportunity Sites

- Existing Conditions
  - *1 du/acre allowed*
  - *10 existing units*
- Yield Under Existing Conditions
  - *1 du/acre: 56 new units*



R-1C / R-1H District Opportunity Sites

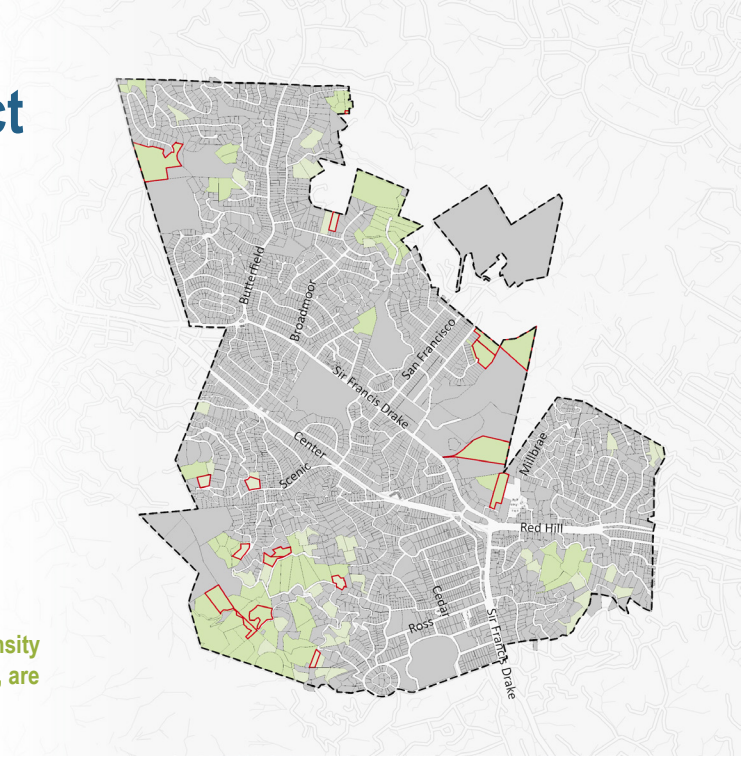
- Yield Under Existing Conditions
  - *1 du/acre: 56 new units*
- Yield Under Alternate Conditions
  - *2 du/acre: 122 new units*
  - *3 du/acre: 188 new units*
  - *4 du/acre: 254 new units*
  - *5 du/acre: 320 new units*
  - *6 du/acre (R-1): 386 new units*



R-1C / R-1H District Opportunity Sites

- Yield Under Existing Conditions
  - *1 du/acre: 56 new units*
- Yield Under Alternate Conditions
  - *2 du/acre: 122 new units*
  - *3 du/acre: 188 new units*
  - *4 du/acre: 254 new units*
  - *5 du/acre: 320 new units*
  - *6 du/acre (R-1): 386 new units*

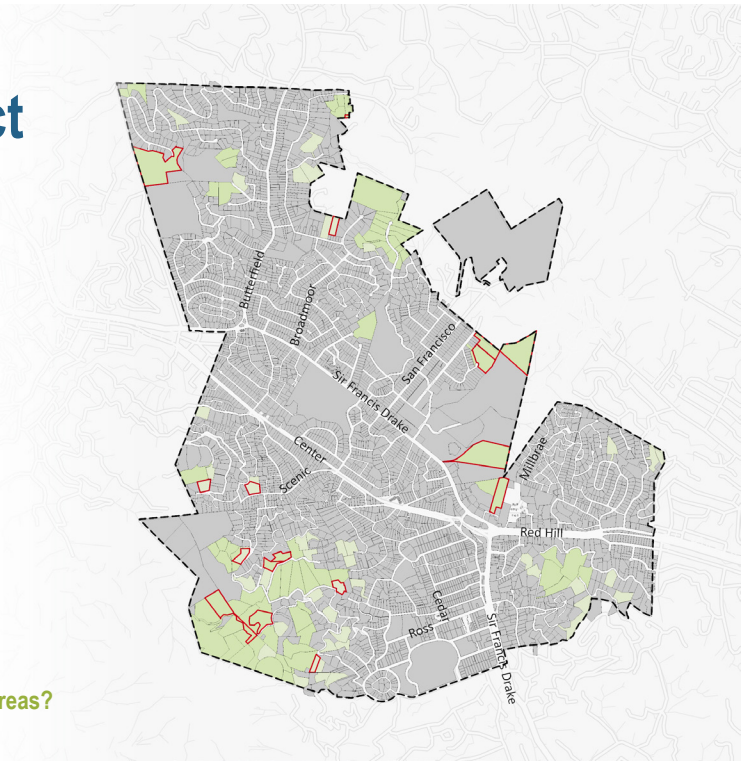
Should the Town consider allowing higher density housing in the R-1C and R-1H districts? If yes, are all R-1C and R-1H areas appropriate?



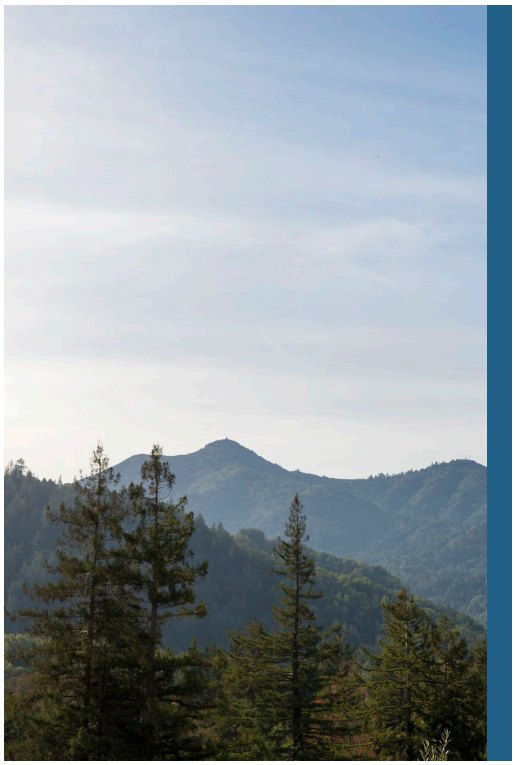
R-1C / R-1H District Opportunity Sites

- Yield Under Existing Conditions
  - *1 du/acre: 56 new units*
- Yield Under Alternate Conditions
  - *2 du/acre: 122 new units*
  - *3 du/acre: 188 new units*
  - *4 du/acre: 254 new units*
  - *5 du/acre: 320 new units*
  - *6 du/acre (R-1): 386 new units*

Should the Town consider "missing middle" housing types such as duplexes, triplexes, quadplexes, or townhomes in R-1C and R-1H areas? If yes, should they be allowed in all areas?

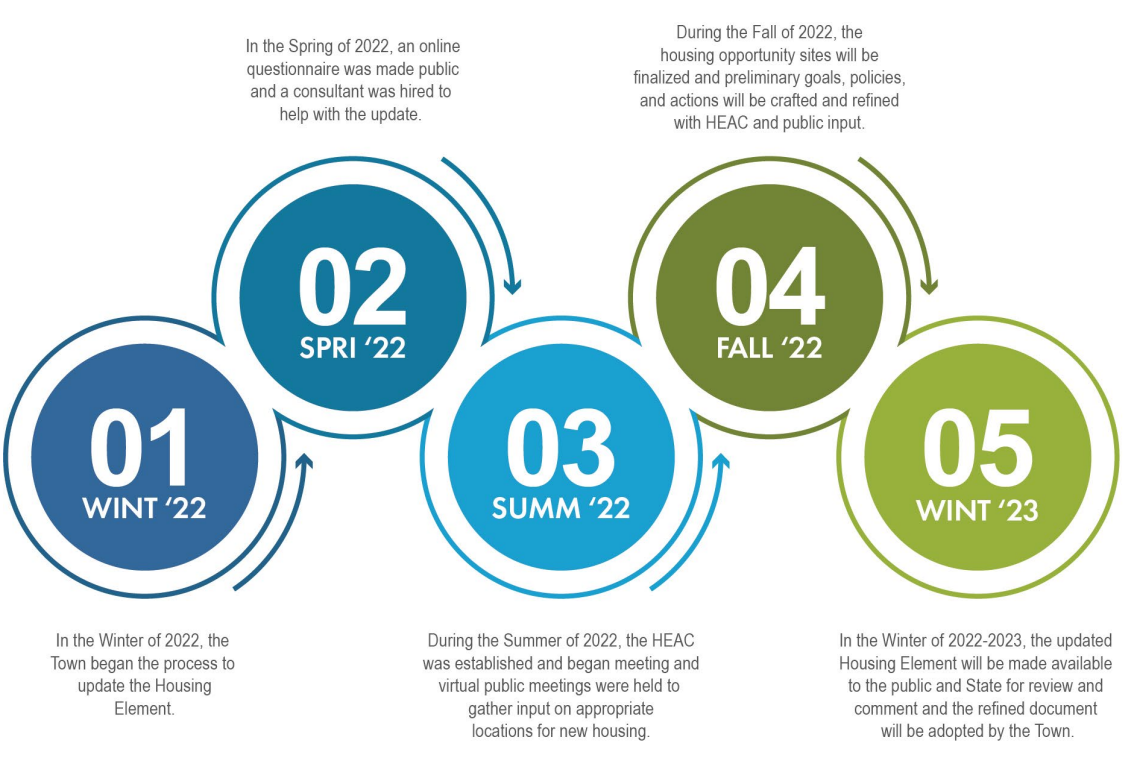


NEXT STEPS



Upcoming Meetings

- **September 26:** HEAC Meeting #4
  - *Finalize Housing Opportunity Sites and Proposed Rezoning to Accommodate RHNA*
- **October 11:** Town Council Meeting
  - *Confirm Housing Opportunity Sites and Proposed Rezoning to Accommodate RHNA*
- **November 3:** HEAC Meeting #5
  - *Discuss Draft Policies and Programs*



STAY INFORMED & SPREAD THE WORD

How to Stay Involved

- **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)
- **Email the HEAC and Share your thoughts and ideas or if you are interested in adding units to your property**: heac@townofsananselmo.org

THANK YOU!

HEAC Meeting 4

The following PowerPoint slides are from HEAC Meeting 4.



Meeting Agenda

- Final Opportunity Sites Yield Analysis and Discussion
- Next Steps
- Q & A



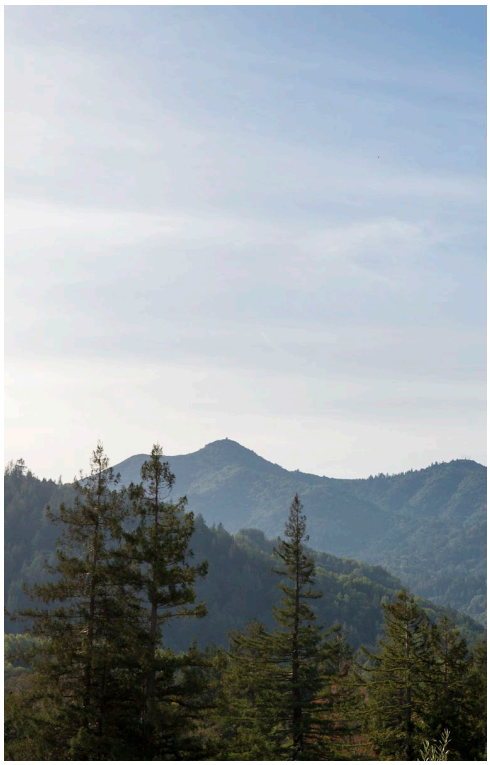
Meeting Goals

- Review and discuss refined Housing Opportunity Sites
- Reach consensus on final Housing Opportunity Sites
- Recommend preferred Housing Opportunity Sites to Town Council for consideration

FINAL OPPORTUNITY SITES YIELD ANALYSIS AND DISCUSSION

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 - 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
20% Not Net Loss Buffer	167	167	167
TOTAL:	***1,000***	840	797
AMI = Area Median Income ***AMI for Marin County = $166,000/year for a family of four***			

Final Housing Opportunity Sites Refinement

- Eliminated parcels where redevelopment under proposed densities would result in a net loss of units
- Eliminated parcels per property owner requests
- Eliminated parcels due to Town identified issues



Final Housing Opportunity Sites Refinement

Nonvacant Sites

- Yield analysis performed for portion of site only
- Assumes that existing development/use will remain



Final Housing Opportunity Sites Refinement

Archie Williams High School

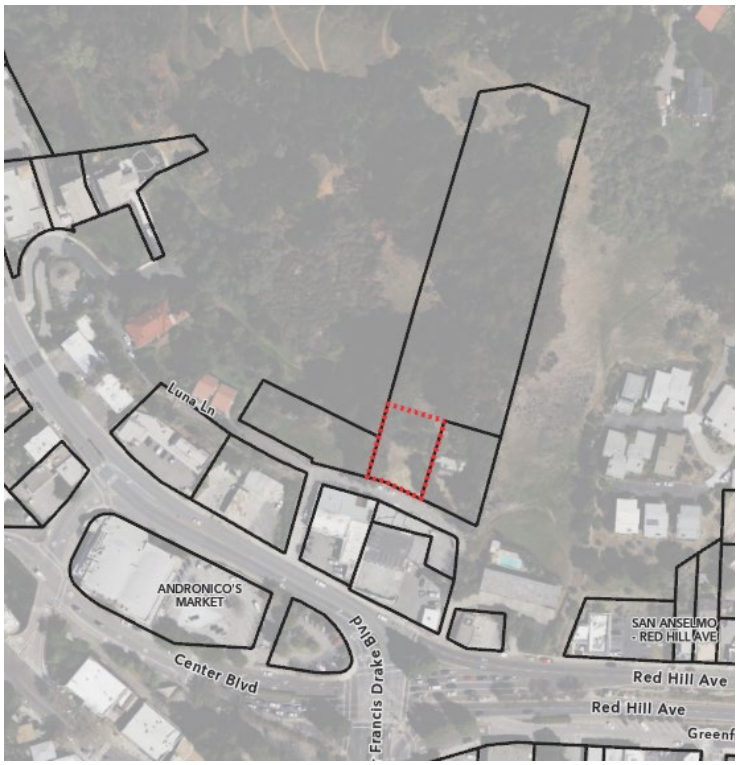
- Assumes redevelopment of modular building
- Constrained by Sleepy Hollow Creek



Final Housing Opportunity Sites Refinement

Spaulding Site

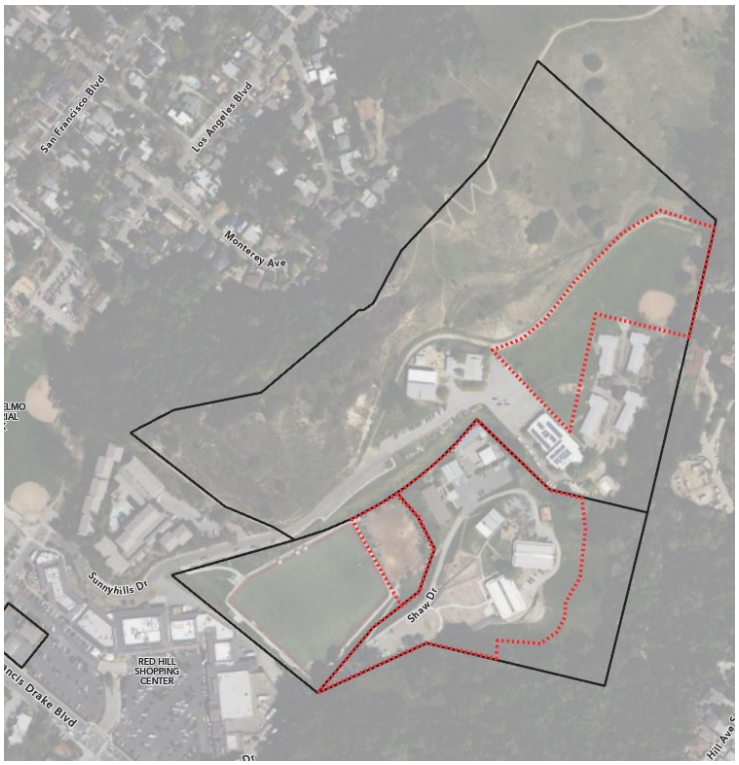
- Developable area assumed to be in line with boundaries of adjacent parcel to east to keep consistent with surrounding developement
- Remaining area too steep and prone to landslide for development



Final Housing Opportunity Sites Refinement

Sunny Hill Site

- Assumes redevelopment of modular offices and Red Hill Community Park (excluding soccer field)
- Northwestern portion of site too steep for development



Final Housing Opportunity Sites Refinement

US Bank Site

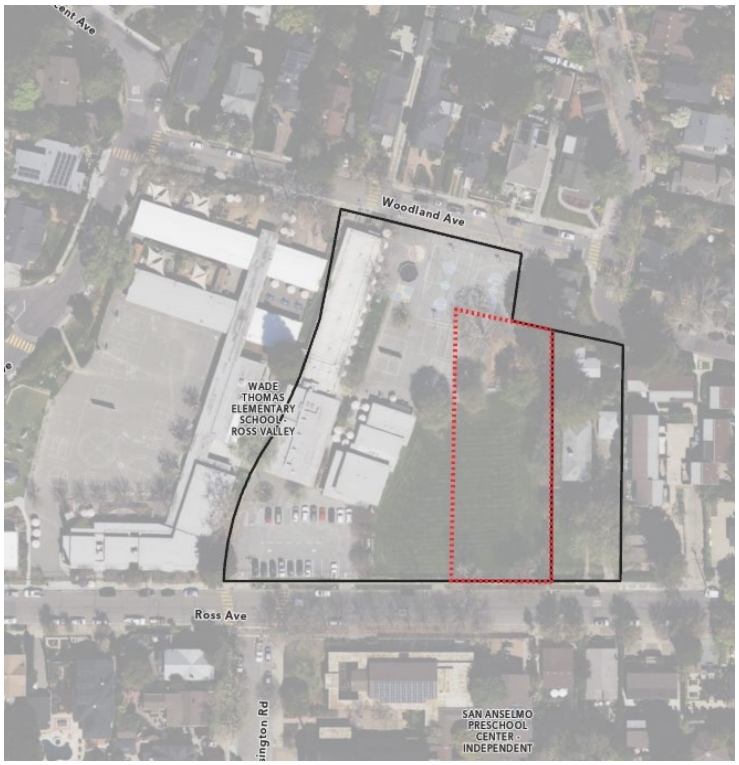
- Assumes adaptive reuse of US Bank building and underground parking to make up for spaces lost from development of surface lot



Final Housing Opportunity Sites Refinement

Wade Thomas Elementary School

- Assumes development of portion of open field area and small portion of blacktop play area



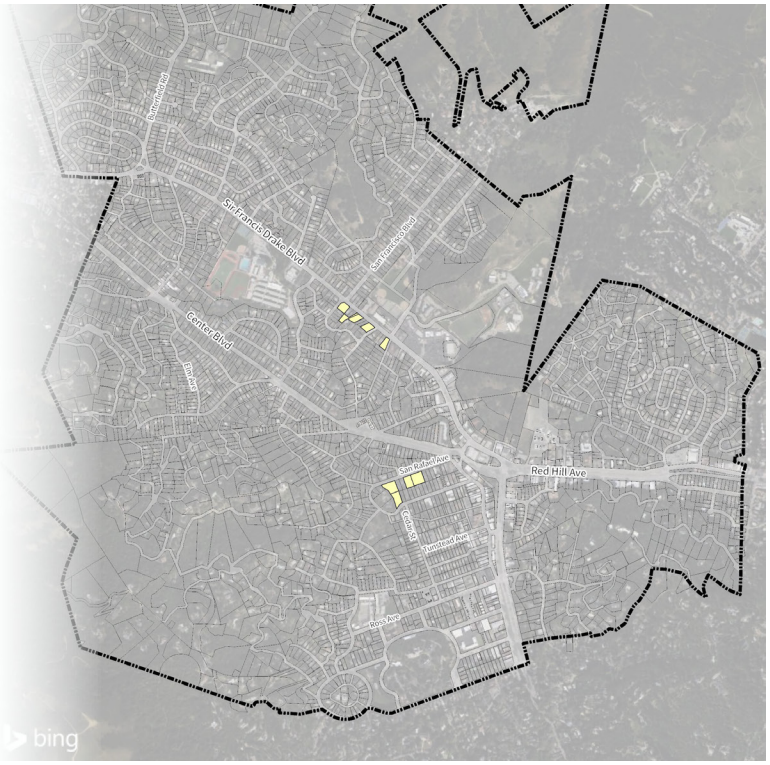
Final Housing Opportunity Sites Yields Analysis

R-2 District

- Parcels Proposed to be rezoned
- Proposed Density: 12 DUA

Current Zoning

R-1 (6 DUA)



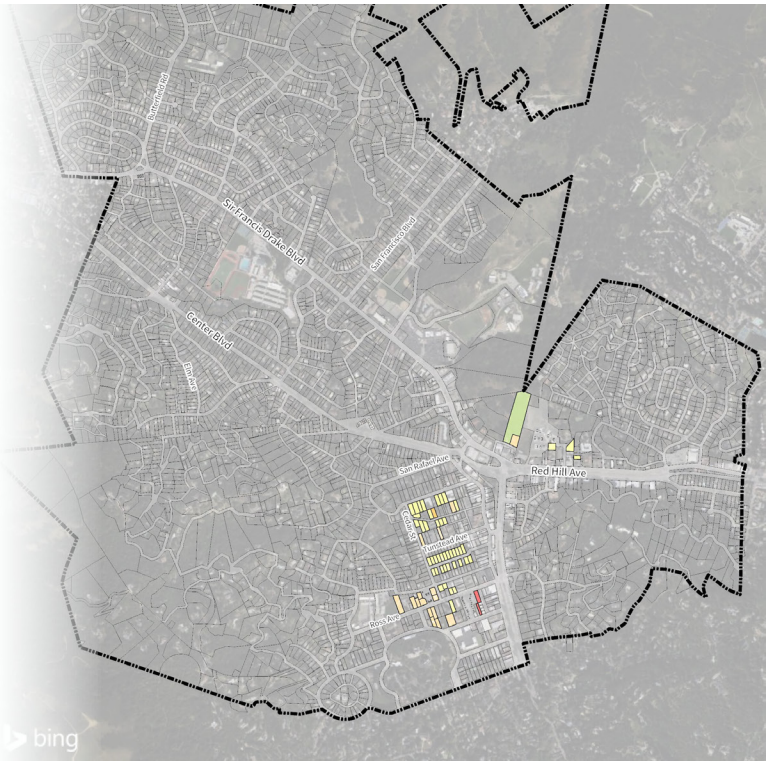
Final Housing Opportunity Sites Yields Analysis

R-3 District

- Parcels Proposed to be rezoned
- Proposed Density: 30 DUA

Current Zoning

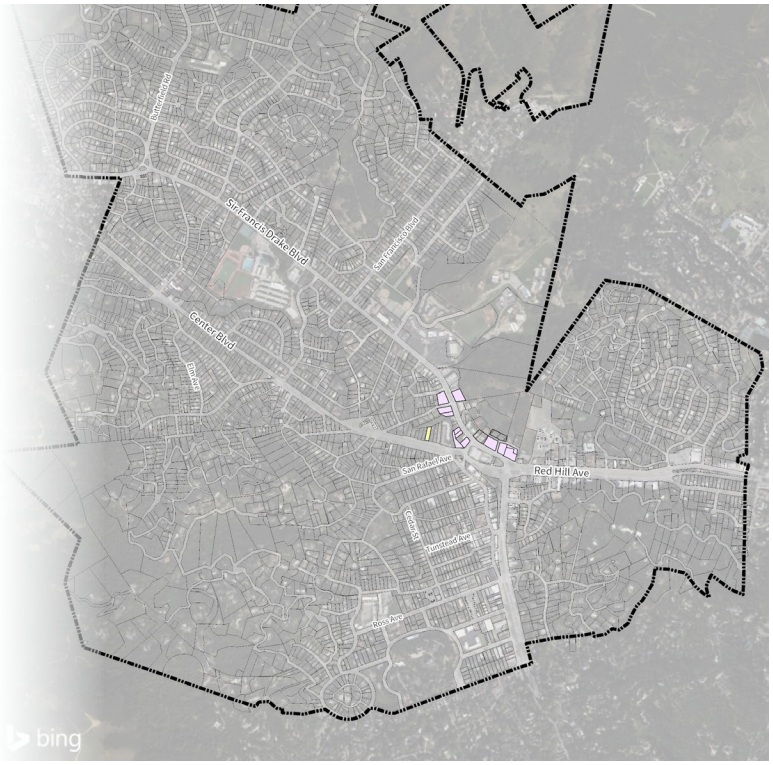
R-1-H (1 DUA)
R-1 (6 DUA)
R-2 (12 DUA)
R-3 (20 DUA)
C-3 (20 DUA)



Final Housing Opportunity Sites Yields Analysis

C-L District

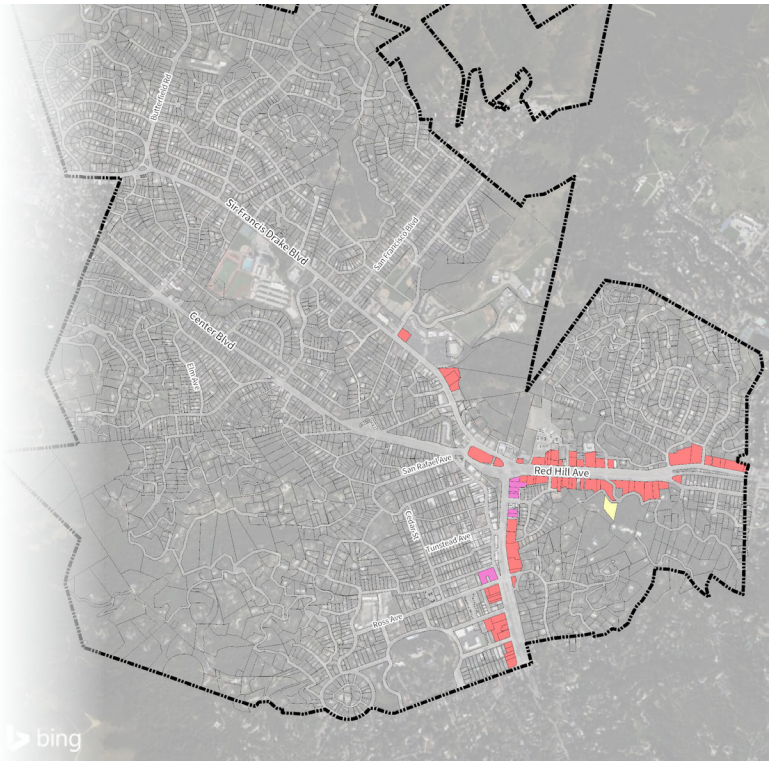
- Parcels Proposed to be rezoned
- Proposed Density: 30 DUA



Final Housing Opportunity Sites Yields Analysis

C-3 District

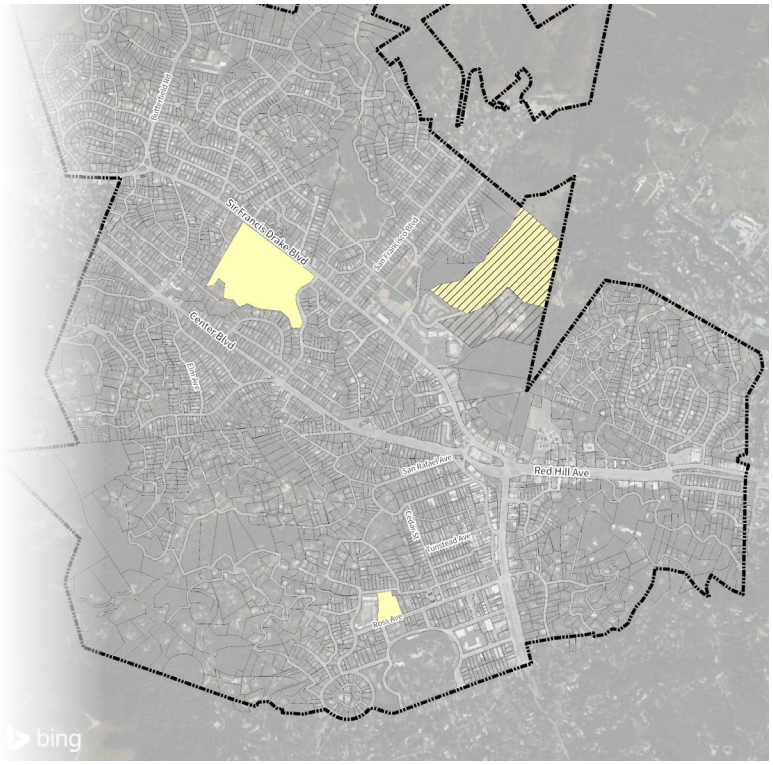
- Parcels Proposed to be rezoned
- Proposed Density: 30 DUA



Final Housing Opportunity Sites Yields Analysis

SPD District

- Parcels Proposed to be rezoned
- Proposed Density: 30 DUA



Current Zoning

- PPD/R-1 (1 DUA)
- R-1 (6 DUA)
- SPD

Final Housing Opportunity Sites Yields Analysis

Affordability Assumptions

- Very Low and Low Income
  - *Acreage: between 0.5 and 10 acres*
  - *Density: Greater than or equal to 30 DUA*
- Moderate Income
  - *Acreage: Greater than 0.5 Acres*
  - *Density: 12-30 DUA*
- Above Moderate
  - *Acreage: Less than 0.5*
  - *Density: 12-30 DUA*

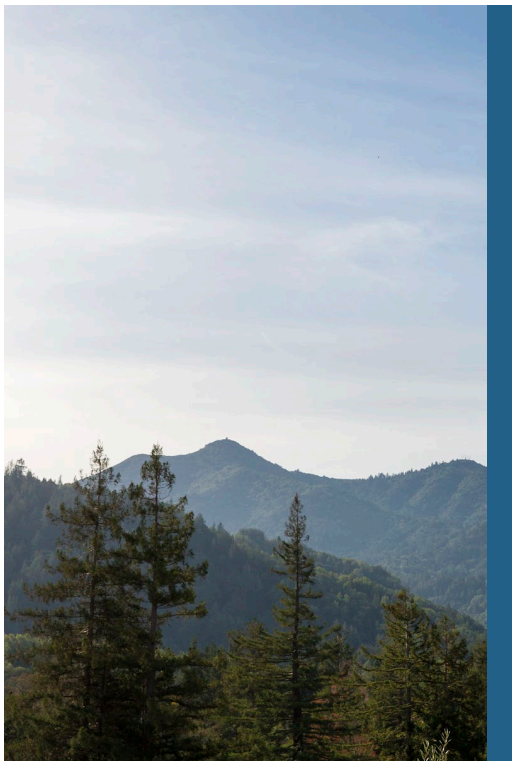
MAP EXERCISE

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs & Pipeline	Opportunity Site
Very Low Income	253	199	345
Low Income	145	93	197
Moderate Income	121	69	271
Above Moderate Income	314	279	212
20% Not Net Loss Buffer	167	167	167
TOTAL:	***1,000***	807	833
AMI = Area Median Income ***AMI for Marin County = $166,000/year for a family of four***			

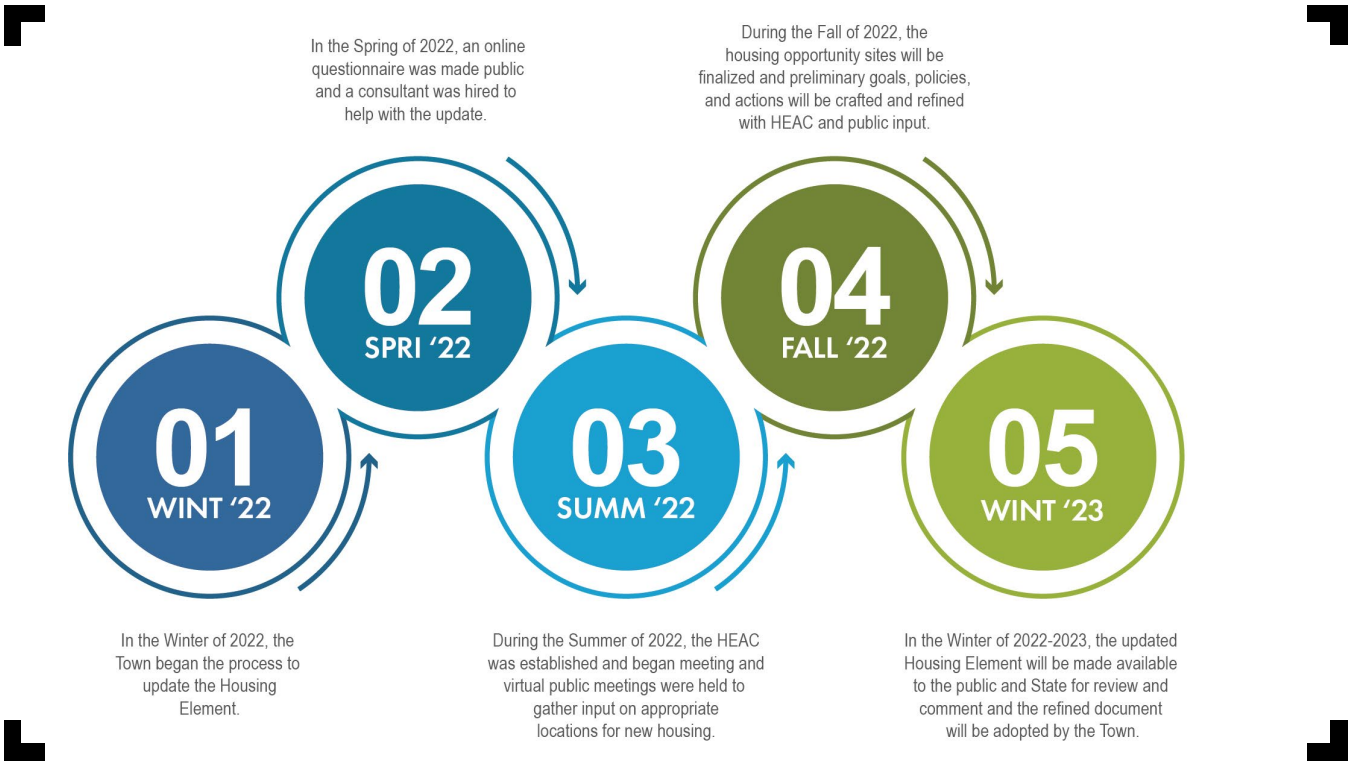
RECOMMENDATION

NEXT STEPS



Upcoming Meetings

- **October 11:** Town Council Meeting
  - *Confirm Housing Opportunity Sites and Proposed Rezoning to Accommodate RHNA*
- **November 3:** HEAC Meeting #5
  - *Discuss Draft Policies and Programs*
- **December 15:** HEAC Meeting #6
  - *Review of Draft Housing Element*



THANK YOU!

HEAC Meeting 5

The following PowerPoint slides are from HEAC Meeting 5.



Meeting Agenda

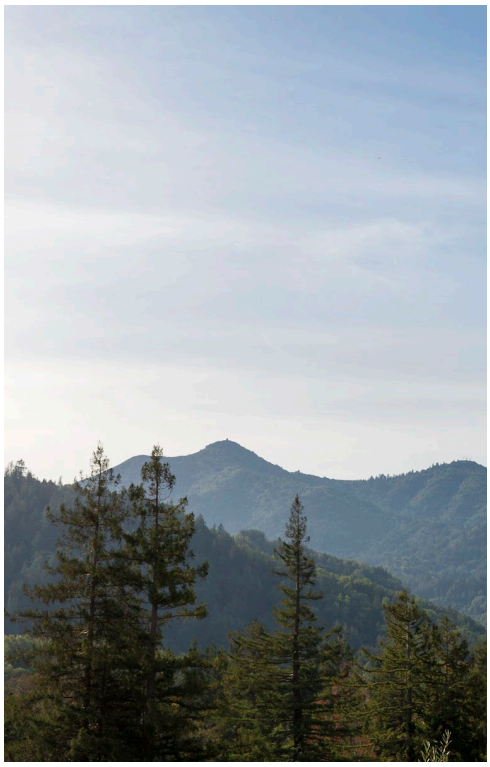
- Housing Opportunity Sites Updates and Alternatives Discussion
- Policies, Programs, and Actions Overview and Discussion
- Next Steps



HOUSING OPPORTUNITY SITES UPDATES AND ALTERNATIVES DISCUSSION

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***	

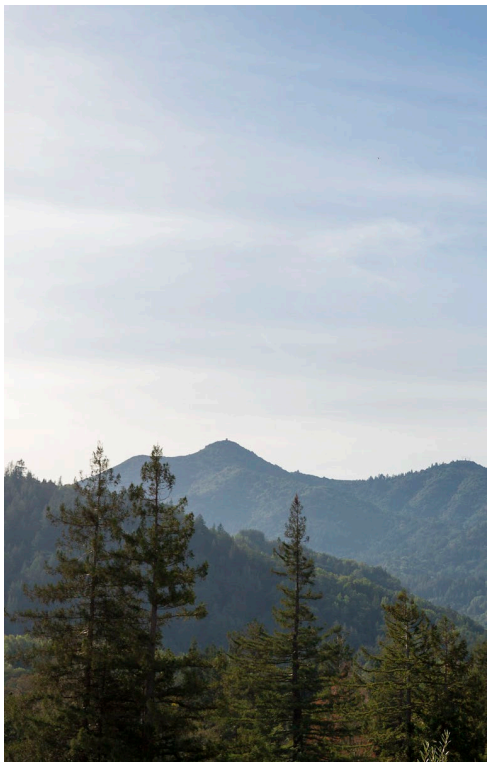


Units Already Accounted For

- 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***			

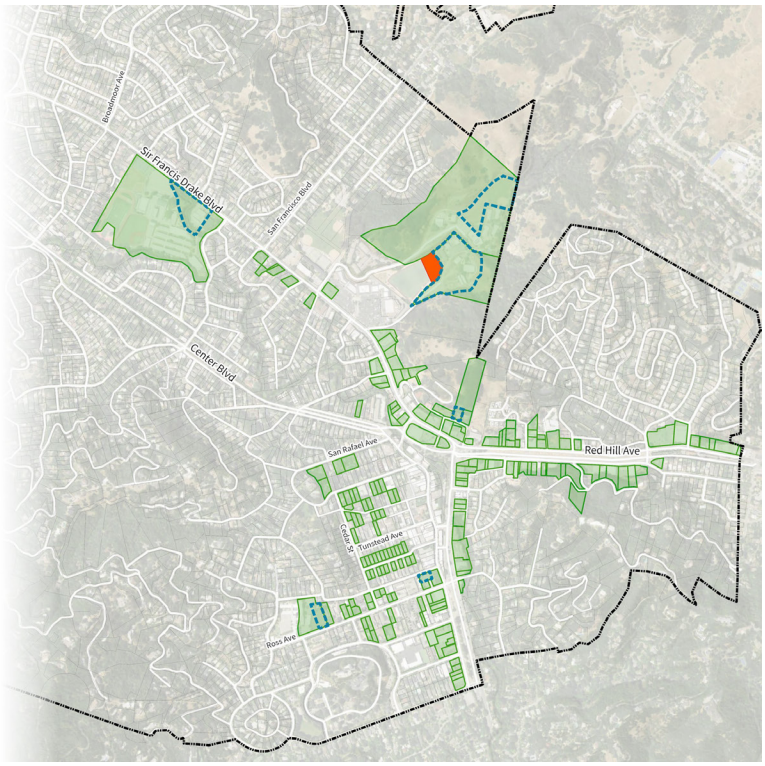


20% No Net Loss Buffer

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

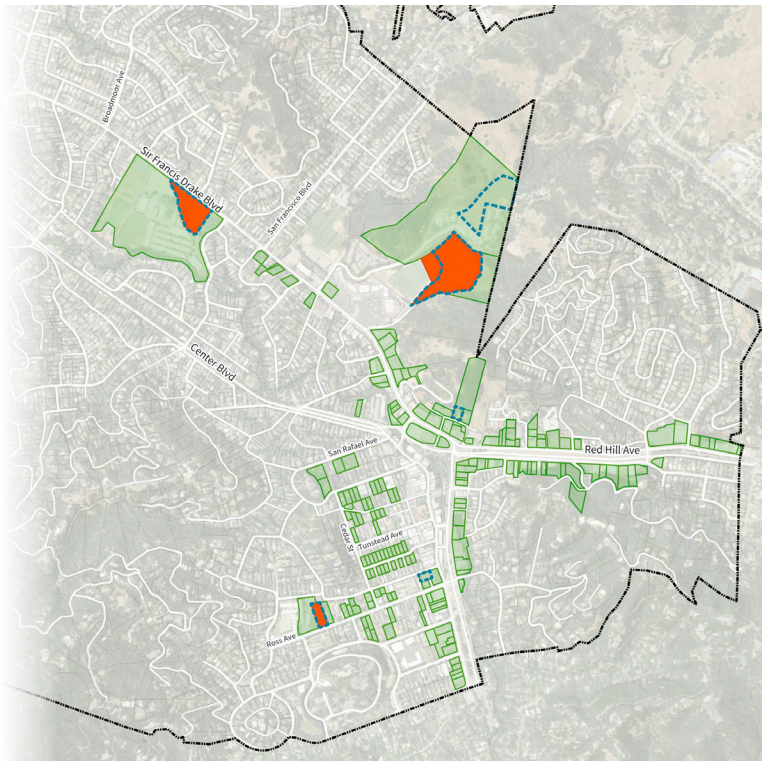
Since we last met…

- Town Council approved the recommended housing opportunity sites, except for the dog park site
- Impact on RHNA:
  1,004 Units
  (Surplus of 250 units)



Since we last met…

- Town staff met with the schools and determined that housing on Archie Williams, Wade Thomas and former Redhill School sites is not feasible.



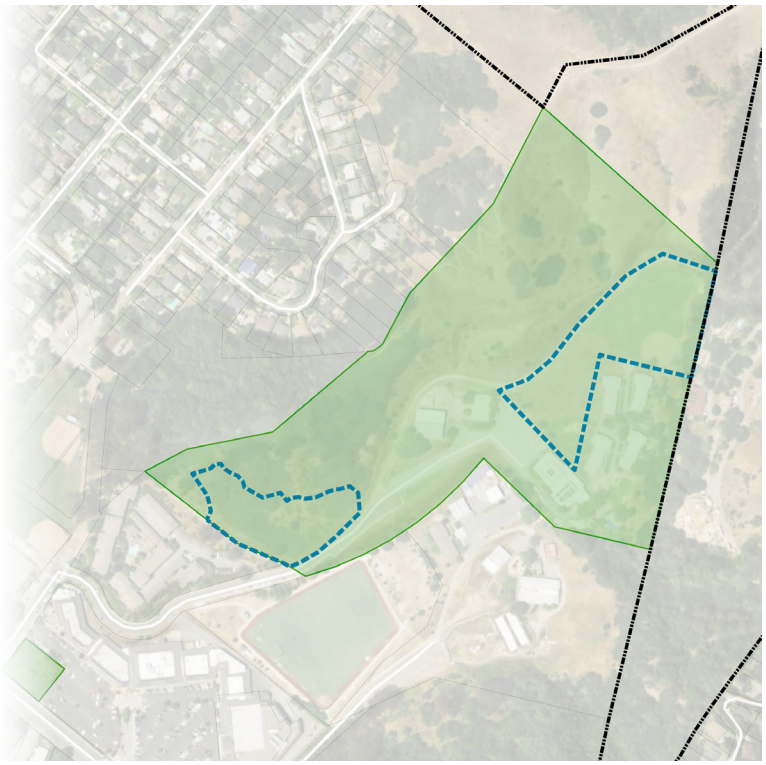
Eliminated Sites Projected Yields

- Archie Williams Site: 56 units
- Wade Thomas Site: 12 units
- Redhill School Site: 139 units
- Impact on RHNA:
  797 units
  (Deficit of 24 Very-low and Low-income units, surplus of 67 Moderate and Above Moderate units)



Revised Sunnyhill Site

- Revised Area: 5.24 acres
  (1.79 acres more)
- Revised Projected Unit Yield: 117
  (40 more than original)
- Impact on RHNA:
  837 sites
  (Surplus of 83 units)



POLICIES, PROGRAMS, AND ACTIONS OVERVIEW AND DISCUSSION

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.

Policy 1: Build Local Government Institutional Capacity and Monitor Accomplishments to Respond Effectively to Housing Needs.

- **Program 1.1**: Take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors, and the building and real estate industry in following through on identified Housing Element implementation actions in a timely manner.
- **Program 1.2**: Seek ways to organize and allocate staffing and community resources effectively and efficiently to implement the programs of the Housing Element.
- **Program 1.3**: Ensure regular monitoring and reporting, including outreach to the public, on the status of housing in San Anselmo.

Policy 2. Effectively Engage the Community

- **Program 2.1.** Undertake effective and informed public participation from all economic segments and special needs groups in the community in the formulation and review of housing and land use policy issues.
- **Program 2.2:** Work to build support for the development of new housing in the community.

Policy 3. Maintain, Protect and Enhance Existing Housing, and Blend Well-Designed New Housing into the Community.

- **Program 3.1:** Seek ways specific to each neighborhood and consistent with the AFFH analysis to provide new housing opportunities as part of each neighborhood's fair share responsibility and commitment to help achieve community-wide housing goals.
- **Program 3.2:** Review proposed new housing in order to achieve excellence in development design in an efficient process.
- **Program 3.3:** Encourage innovative design that creates housing opportunities that are complementary to the location of the development. Enhance neighborhood identity and sense of community by ensuring that all new housing transitions sensitively to the surrounding area, avoids unreasonably affecting the privacy of neighboring properties, and avoids impairing access to light and air of structures on neighboring properties.

Policy 4. Support the Preservation of Housing

- **Program 4.1:** To the extent permitted by law, limit the conversion of residential units to other uses and will regulate the conversion of rental developments to non-residential uses unless there is a clear public benefit or equivalent housing can be provided.
- **Program 4.2:** Except for limited equity cooperatives and other innovative housing proposals which are affordable to lower income households, conserve existing multi-family rental housing supply.
- **Program 4.3:** Encourage good management practices, rehabilitation of viable older housing, and long-term maintenance and improvement of neighborhoods.
- **Program 4.4:** Facilitate adaptive reuse of existing buildings on small parcels.
- **Program 4.5:** Encourage and carry out creative strategies for the rehabilitation, adaptation, and reuse of residential, commercial, and industrial structures for housing in the spirit of retaining the mass, scale, and character of the Town.

Policy 5. Eliminate Barriers to the Development of Market Rate and Affordable Housing

- **Program 5.1:** The Town will strive to provide an adequate supply and variety of housing opportunities to meet the needs of San Anselmo's workforce and their families, seeking to match housing types and affordability with household income.
- **Program 5.2:** Support mixed use development, with nonresidential uses on the ground floor and residential uses on upper floors in San Anselmo's commercially zoned areas.
- **Program 5.3:** Incentivize the development of affordable and special needs housing on identified housing opportunity sites.
- **Program 5.4:** Modify fees and reduce costs for affordable housing projects.
- **Program 5.5:** Establish an Affordable Housing Impact Fee Program.

Policy 5. Eliminate Barriers to the Development of Market Rate and Affordable Housing

- **Program 5.6:** Monitor the disposition of publicly owned land for potential future use for housing development.
- **Program 5.7:** Amend the Town's zoning ordinance to accommodate higher density housing.
- **Program 5.8:** Amend the Town's zoning ordinance to comply with recently adopted state legislation.
- **Program 5.9:** Streamline the project review process for housing-related applications.

Policy 6. Promote the Construction and Affordability of Accessory Dwelling Units (ADUs)

- **Program 6.1:** Adopt pre-approved ADU plans to expedite approval and lower costs associated with ADU construction.
- **Program 6.2:** Further streamline the ADU and JADU permitting process.
- **Program 6.3:** Allow one JADU and multiple ADUs on lots one acre and larger in the R-1H, R-1C, and R-1 districts.

Policy 7. Provide Housing for Special Needs Populations that is Coordinated with Support Services

- **Program 7.1:** As appropriate, assist service providers to link together services for special needs populations to provide the most effective response to homelessness or persons at risk of homelessness, youth needs, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence, and other economically challenged or underemployed workers.
- **Program 7.2:** The Town will ensure that new multi-family housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies to allow seniors to "age in place."
- **Program 7.3:** Continue to publicize and create opportunities for using available rental assistance programs, such as the project-based Section 8 program and tenant-based Housing Choice Voucher program, in coordination with the Marin Housing Authority (MHA).

Policy 7. Provide Housing for Special Needs Populations that is Coordinated with Support Services

- **Program 7.4:** Actively engage with other jurisdictions in Marin County to support long-term housing solutions for homeless individuals and families in Marin County, and to implement the Marin County Continuum of Care actions in response to the needs of homeless families and individuals.
- **Program 7.5:** Combat homelessness and support re-housing of people experiencing homelessness.

Policy 7. Provide Housing for Special Needs Populations that is Coordinated with Support Services

ALTERNATIVE PROGRAM REGARDING HOMELESSNESS FOR CONSIDERATION

Policy H-1.9

Housing for the Homeless. Recognizing the lack of resources to set up completely separate systems of care for different groups of people, including homeless-specific services for the homeless or people "at risk" of becoming homeless, the Town will work with other jurisdictions, as appropriate, to develop a fully integrated approach for the broader extremely low-income population. The Town will support countywide programs to provide for a continuum of care for the homeless and those at risk of becoming homeless, including emergency shelter, transitional housing, supportive housing, and permanent housing.

Implementation Program H-1.9.a Countywide Homeless Programs

Actively engage with other jurisdictions in Marin to provide additional housing and other options for the homeless, supporting and implementing Continuum of Care actions in response to the needs of homeless families and individuals. Participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services.

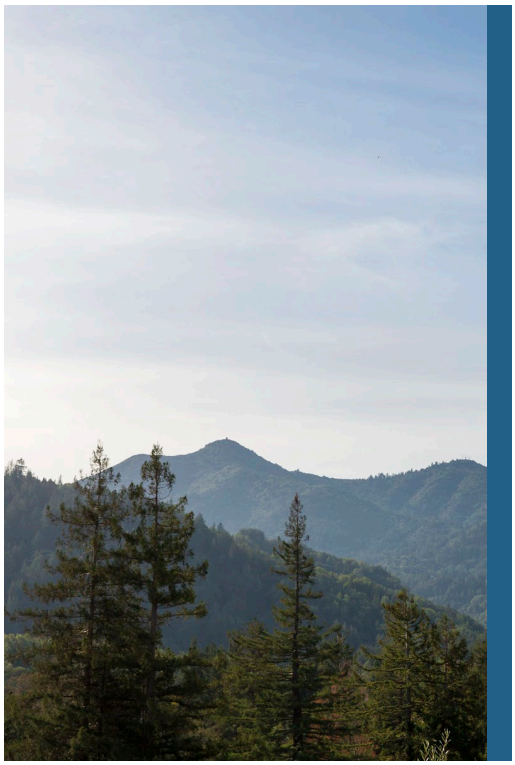
Policy 8: Ensure Responsible Development in Wildland Urban Interface (WUI) Areas

- **Program 8.1:** Continue to support Ross Valley Fire Department (RVFD) plan review.
- **Program 8.2:** Continue to support community participation in the National Firewise USA® Recognition Program of the National Fire Protection Association (NFPA).
- **Program 8.3:** Establish and enforce safety standards for structures and landscaping in WUI areas.

Policy 9: Affirmatively Further Fair Housing

- **Program 9.1:** Eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation.
- **Program 9.2:** Proactively increase access to affordable housing options for historically marginalized and underrepresented groups.

NEXT STEPS



Next Steps

- **November 23:** Houseal Lavigne to deliver draft Housing Element to Town Staff for review and refinement
- **December 12:** Public Release and Notice of Draft Housing Element
  - *Beginning of 30-day public comment period*
- **December 15:** HEAC Meeting #6
  - *Review of Draft Housing Element*
- **December 19:** Planning Commission Public Meeting
  - *Review of Draft Housing Element*
- **January 10:** Town Council Public Meeting
  - *Preliminary consideration of public comment*

THANK YOU!

ADU Questionaire

The following pages are from the ADU Questionnaire Summary.

ADU Questionnaire Summary

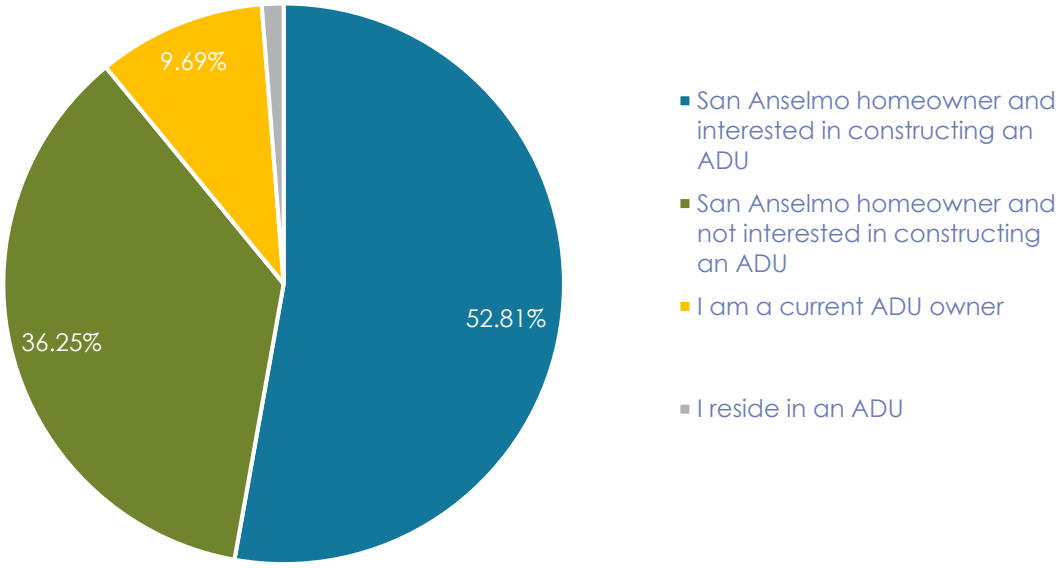
Survey Closed on May 1, 2022

The questionnaire is organized into three parts:

- Part 1: Current ADU Owner Questionnaire
- Part 2: Prospective ADU Owner Questionnaire
- Part 3: Homeowner not Interested in ADU Questionnaire

All Respondents

Question 1: Please choose the best option that describes you.

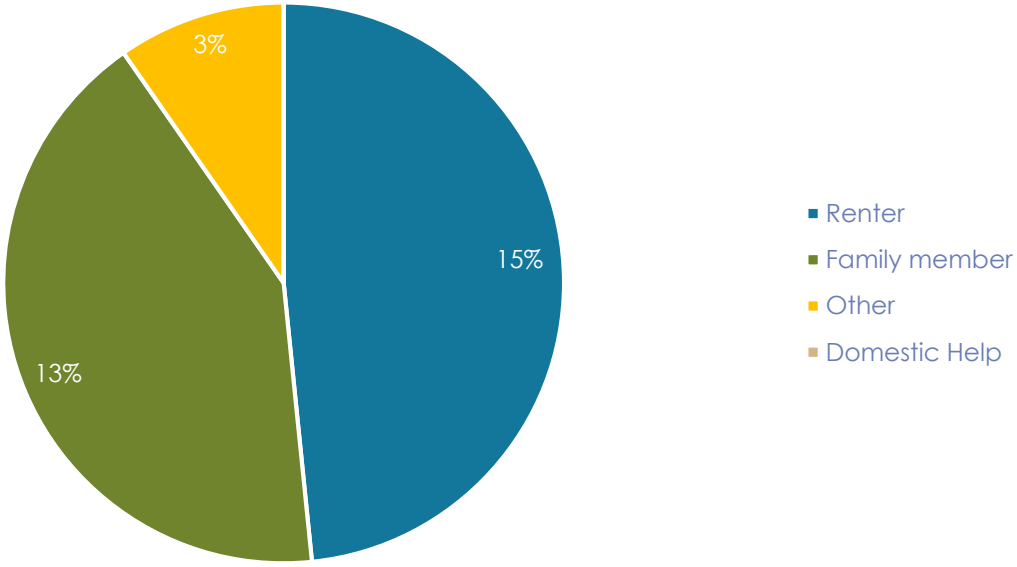


Current ADU Owner Questionnaire

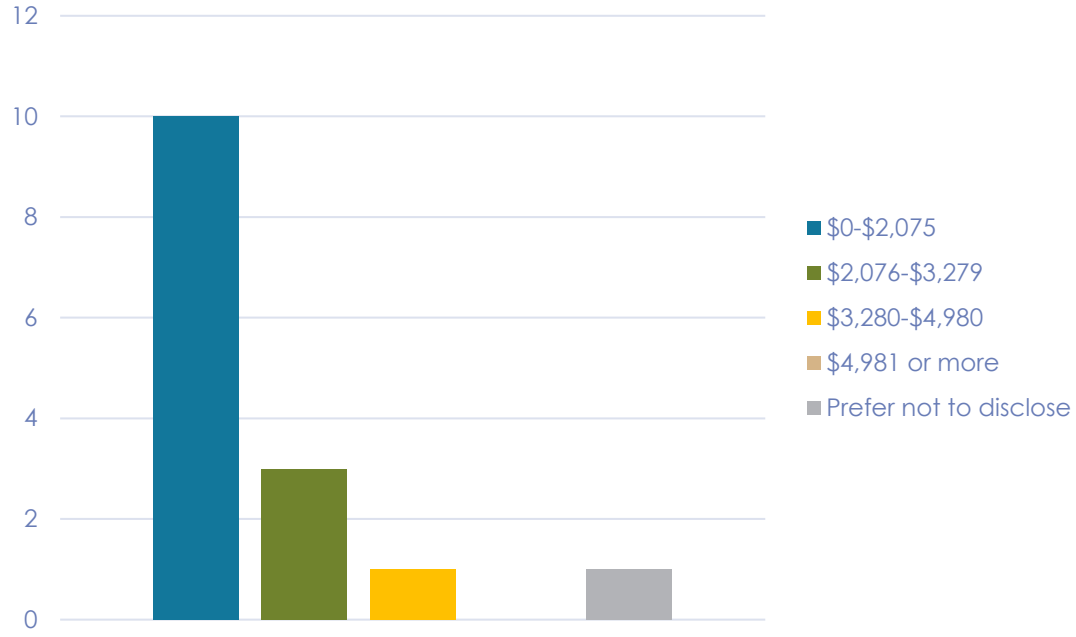
Question 1: What is the current address of your ADU?

Answers omitted from summary to preserve privacy.

Question 2: Who is your ADU intended to be occupied by?



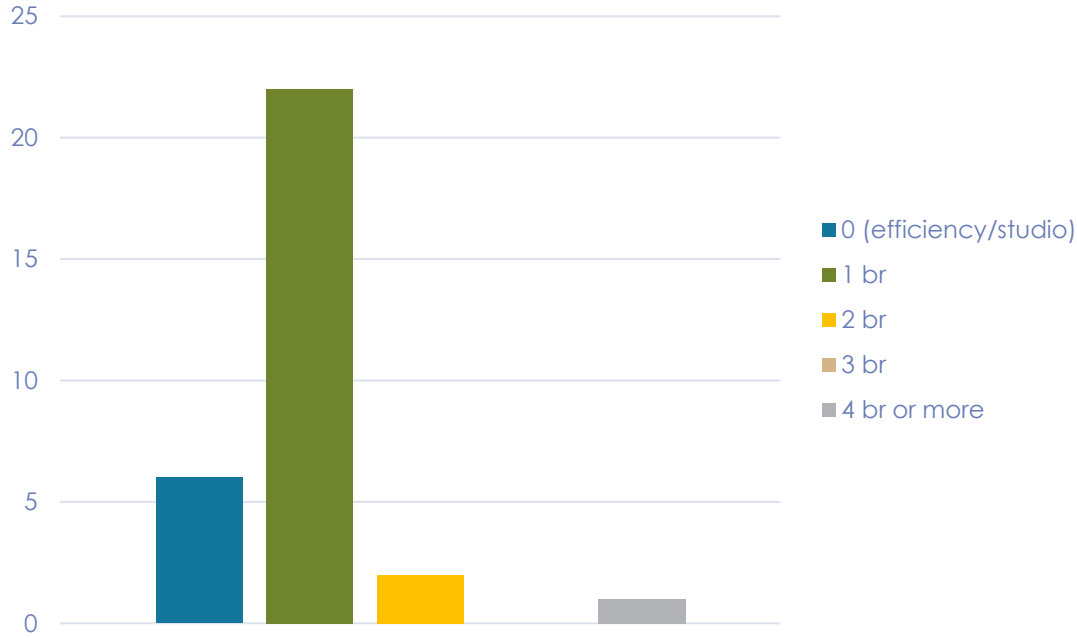
Question 3: What range of monthly rent do you charge?



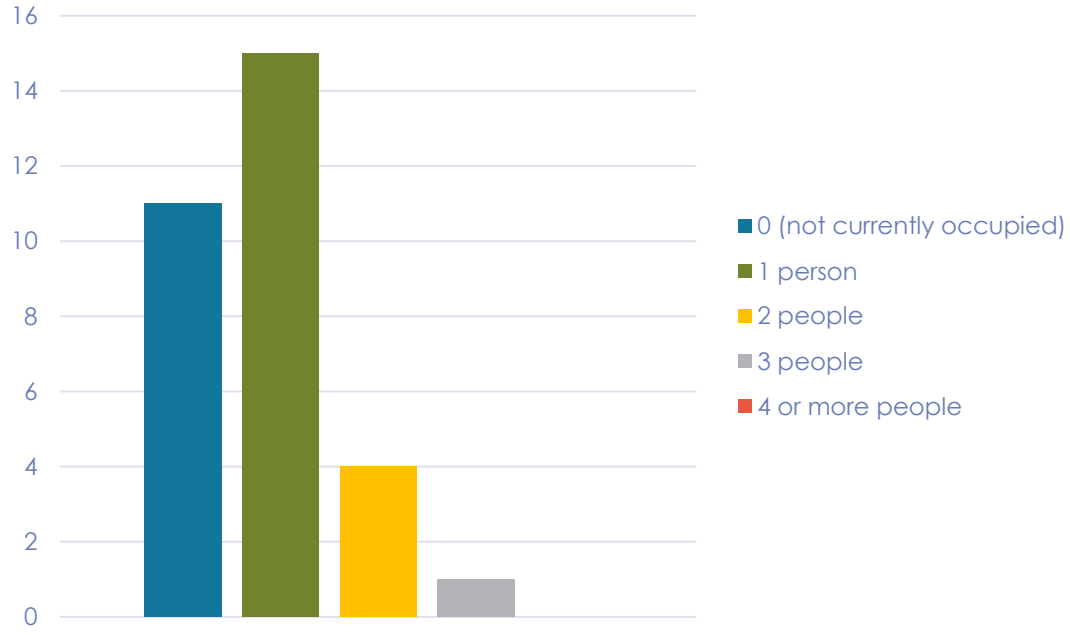
Question 4: How could the Town incentivize you to offer your ADU at a more affordable rental rate?

- You can't because we just break even
- I don't want to offer my ADU below market rate. It is my income source.

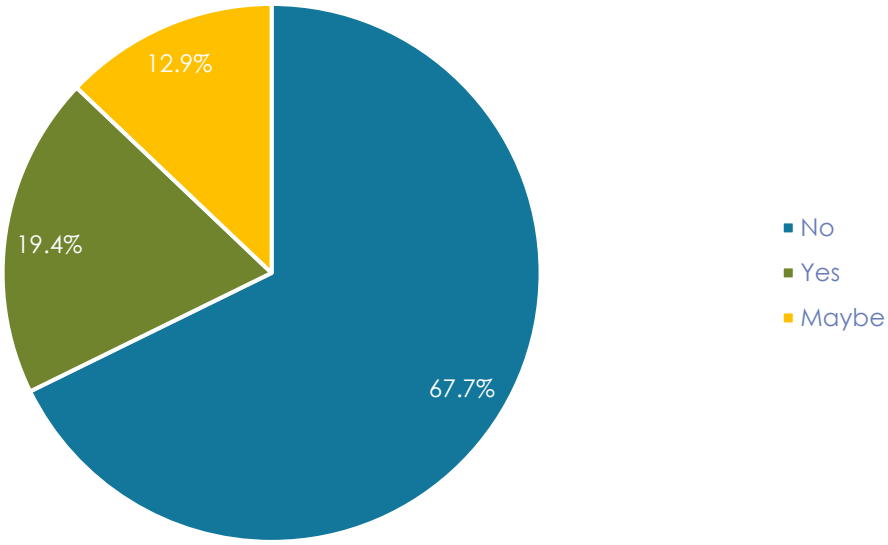
Question 5: How many bedrooms are in your ADU?



Question 6: How many people occupy your ADU?



Question 7: Would you consider building a second ADU or a JADU on your lot?



Question 8: What could the Town do to encourage you to build a second ADU or JADU?

- We don't have space for additional units.
- Uncertain. Address planning, permits, zoning. Utilities, esp. water.
- There isn't enough space on the property to build another unit.
- There are two things to make people do the right thing - make it easy and make it affordable. The current process does neither.
- The town could help me get the first ADU permitted (it was built by a precious owner) and then help make the process easier. The permitting has been extremely tedious and difficult -- and not at all in line with the state regulations for building / permitting ADUs.
- The current process for making changes to one's property in San Anselmo is onerous. The Planning Dept. process seems convoluted, and onerous. Add to that huge, complex, poorly explained wait times and fees, and frankly Town planning structure that that seem *against* getting home owners to "yes." Contractors do not seem to like to work here. Timelines to get even small things done are discouraging. Plus it's been difficult to get answers in order to make plans. We have been paralyzed at the idea of having to do anything involving the SA Planning Department. One person says one thing, another says something else. In the meantime, our ADU will sit empty except for family and friends in need. There would have to be very specific guidelines, variances and a simple cost structure that anyone can understand. Education on the part of everyone to make sure things are understood from high to low and in between would have to be a starting place.
- We have considered renting out our ADU but have chosen to use it as extra work / storage space for now. With Covid + work from home, the extra space has come in handy as a work area. We also have aging parents that we may need to care for in the near future. The prior homeowners (who owned the property for 4+ years) also chose to leave the space vacant and use for their own purposes. The primary reasons we have not rented the space out are (1) uncertainty around our rights as it relates to renters (for example, with Covid emergency designations and eviction moratoriums, would we have any recourse if a renter elected not to pay rent or was engaged in illegal or unsafe behavior?), and (2) potential anger from neighbors as it relates to parking, etc. If the Town wants

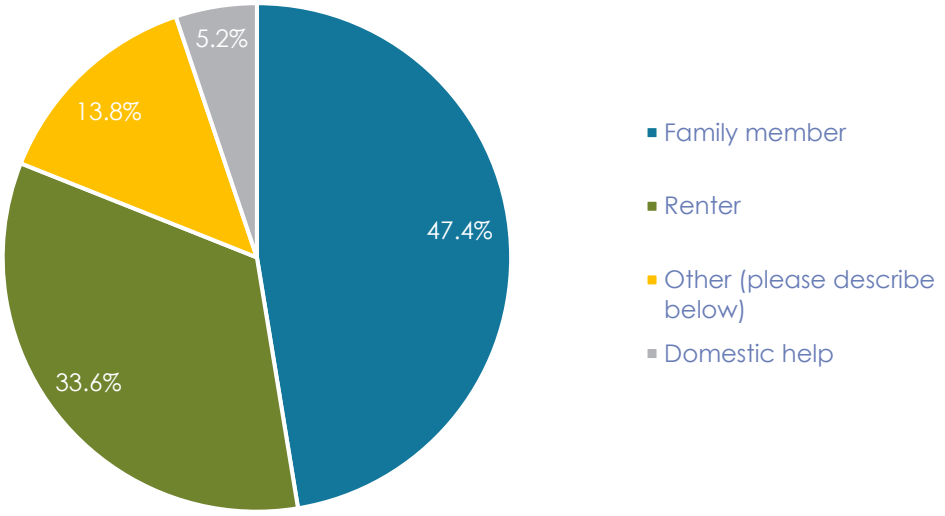
homeowners to create and manage ADU/JADUs, it will need to give formal encouragement and reassurance that legal protections will not be one-sided against them and that they will not be vilified as "greedy landlords."
- Reviewing permitting requirements.
- Relax setbacks even more
- Nothing. The lot coverage ratio is maximized.
- Nothing. No more space on property. We have previously allowed a friend who could not afford to continue to live in San Anselmo to live there for 4 years rent free
- Nothing. I have off-street parking for both our cars. Right now I have trouble seeing down the street when I exit my driveway or passing another car because of all the vehicles parked on the street. Another ADU would make that worse. I think they're great, but the walls of parked cars are dangerous.
- Nothing. My ADU is an in-law apartment over our garage
- Not seriously thinking about it now
- Make clear and simple rules and aim to help the process.
- Lower my property taxes a lot.
- Loosen development square footage building to lot size restrictions and expedite mid-construction change order approval process.
- I have had so much trouble and added unexpected expenses that I would advise anyone planning an ADU to forget it. The county has made it difficult and expensive, the construction costs have ballooned over original estimates, and delays have added frustration. As a senior, I wish I had moved into a senior facility.
- Accelerated permit process for standard units.
- EDUCATE! Educate people on the advantages of having ADUs. We have an existing, legal "2nd unit" which is part of our square footage and therefore our assessed value - so we are taxed (heavily) on it. Do ADUs count as square footage? Assessed value? Is taxation different for ADUs? Are there other advantages people might not know about?

Prospective ADU Owner Questionnaire

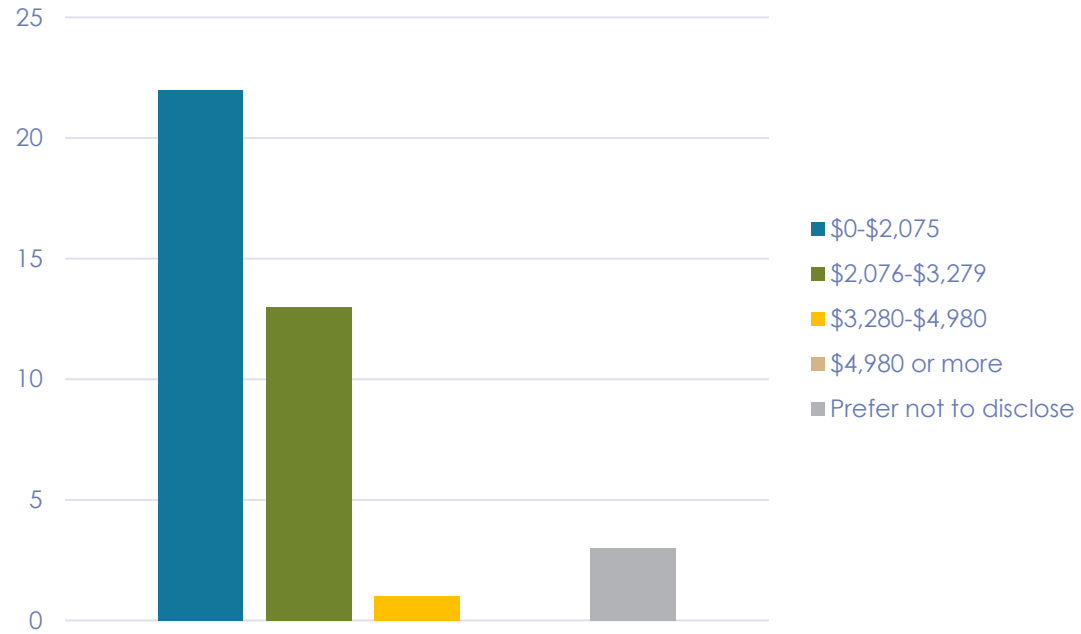
Question 1: What is the address of the property you are considering building an ADU on?

Answers omitted from summary to preserve privacy.

Question 2: If you were to construct an ADU, who would you intend for it to be occupied by?



Question 3: What range of monthly rent would you intend to initially charge?



Question 4: How could the Town incentivize you to offer your ADU at a more affordable rental rate?

- Lower taxes, ta break, etc.

Question 5: What could the Town do to encourage you to build an ADU or JADU on your lot?

- What happens if there is no more room?
- We would like to rent out a downstairs 'granny' type SADU but our home is old and we worry that the permit process would be costly and inspectors would penalize us for old out of code work and require us to fix everything. If we were assured that old out of code work would somehow be grandfathered in to allow a permitted SADU, we would be interested in renting
- Water, sewer and electrical connection; waive setback requirements
- Waive planning and license fees
- Waive permit fees. A big incentive would be to waiver permit fees on all property construction if an ADU is added as we remodel a bathroom/kitchen or any remodeling project.
- Waive building permit fees
- Nothing, we have no space to appropriately add an ADU to keep up with the high standards of San Anselmo.

- Unsure
- Town has reputation of being very arduous/difficult to manage regarding permits and building process. Would be useful to have a liason or "path" by which people can easily understand the process, how their situation fits into the process, and what are the definitive steps to move forward. Should be website that owners can find easy instruction, tips and information/feedback about their particular project. An example is a Tesla Solar roof. You can literally do most of the analysis/planning on-line. Information, price etc. is all easily available. You don't have to keep going down to a "brick and mortar" location or talk to someone live unless it is useful to do so.
- The previous planning director and current fire dept told us in early 2021 that we could not build an ADU anywhere on our property due to access issues. The Fire official said they would not allow any ADUs on Forest Ave. As the Firewise co-leader of my neighborhood, I am highly aware of the fire danger. However, when we purchased the house in 1997, we were told by the seller/builder that we could build down/ add another level at some point. That access would be off of Creek Rd, which a fire truck would have /now has very little ability to access as it is off Glen Dr and is very narrow/ has sharp turns. However, there are many houses on Creek already, some with extra units. I'm not sure what the answer is but thought I should share our plight.
- The planning manager is already helping my family - I just now see the Town Jan Pdf info on website- looks good
- The permitting process needs to be clear and streamlined. IF we were to build, it would be in our existing detached garage and it would only be for family if they needed housing.
- The need is here for sure, with limited space to build in community. Tax breaks in some form might give us motivation to fix up our water tower. Might be for family member rental first, and when time comes, open up to community once security measures enforced ((since women and children live here currently).
- The cost of permitting should be low and the permitting process should be expedited to minimize the duration it take to get a permit.
- Tax savings
- Subsidy, tax break, easy permit process.
- Subsidized building or permitting, revise set back restrictions, have more clarity around set back restrictions, provide ADU feasibility inspections or partner with a consultancy to do those.

- Streamline the process and provide property tax exemption. Substantially reduce permitting and inspection costs. Provide a thorough boilerplate of expected costs and work to reduce them. Amend nighttime parking rules for the reality that almost no-one actually parks a car in their garage and that there will be more cars that need to park if more ADU's are built.
- Streamline permitting and clear definitions of what is and isn't allowed
- Streamline easements; we would convert the garage which sits close to the property line. Subsidize cost of adding sewer lateral connection. Collect RFPs of local design/build firms to conduct free assessment of ADU feasibility and cost.l for homeowners.
- State funded subsidies for construction of ADU through holiday of property taxes for a period of time. Also, we need better roads and infrastructure to accommodate heavier uses that come from higher density.
- Simplify permitting process and building regulations
- Set precedence for others in the approval process by making choices that are conducive to growing families. Allowing maximized square footage that still complies with set backs. In other words if the height and setbacks are compliant, what difference does it make on the square footage that is counted.
- Seminars on how to start the process, costs, rules, etc would be great. I look at online articles and builders, but gets overwhelming
- Review of current permitting process with an eye to speed it up and it more efficient. Financial support. Ie, leave property tax assessment unchanged.
- Remove setback, lot coverage, and parking requirements
- Relax requirements for parking spaces on property
- Reduce setback restrictions and other limits to building
- Reduce permit fees
- Reduce parking reqs
- Reduce fees
- Quick/subsidized permitting process; make it easy to expand driveway and curb cut/other creative solution for adding off-street parking; be flexible with property line setbacks
- Public/private finance. Streamline the process. No hassles.
- Provide simplified guide and examples of constraints and potential costs (permits, etc)
- Provide me with a list of things the Town is willing and able to do to encourage me.
- Provide easy permitting. Provide a courtesy inspection to see if our property lends itself to an ADU or a JADU. Provide us with resources to proceed as well as contractors who have been vetted. Provide

us with possible sources of funding.
- Provide clear guidelines, provide site evaluation, consultation and suggestions. Recommend vendors. Show examples of ADUs with approximate budgets. Make low interest loans available to those of us of fixed/lower incomes.
- Provide architectural or other support to consult with homeowners on the most cost effective way to build an ADU on their property.
- Provide additional parking options nearby.
- Provide a rebate (similar to the sewer lateral replacement program) so I can develop an ADU and stay in my current home versus trying to buy a bigger home in San Anselmo.
- Provide a low-interest loan.
- Provide a low interest loan or property tax rebate so that I could justify it financially.
- Property tax credits
- Offset cost of construction with state or federal subsidy, tax credit, or low cost financing.
- Office space. My neighbors and I really do not want more housing in San Anselmo. There is already too much traffic. Anecdotally, most ADU's are constructed for home offices or short term rentals.
- Offer incentives or breaks on taxes and permits. Also maybe grants for closing costs. Discount on fixed or adjustable interest rates. Maybe have contractor's to offer discounts on foundation work or sewer and utilities hook ups. Make it easy on the home owner to have ADUs on their lot.
- Offer Grants to take burden of financing with higher interest rates. Make it easy on the home owner to get permits and any financial help would be helpful. Keep taxes low or hold off on any increase
- Obviously, reduce application fees, and no property appraisal change.
- Not sure.
- Not sure, but possibly streamline the approval process.
- Not be so strict and charge so much. I don't think I can afford to do this but will explore.
- No property tax increase for seniors.
- Negative number 1 - My understanding is that the current requirement pretty much requires using an architect to do the plans. Nagative number 2 - costs and time required to trudge through planning and building department rules and incredibly thicker building code books. Negative number 3 - increasing population while drought hangs over us. Negative 4 - forcing reliance on PG&E electric. No natural gas is allowed for homeowners while refineries and landfills burn off methane/natural gas constantly.
- Make the process easier. We have been trying to add solar to our home all year and it has

been a nightmare of a process. Given how challenging it has been, it is very discouraging to attempt additional projects.
- Make the permitting process more clear and manageable given the short supply of contractors and other professionals with time to schedule such a project.
- Make the permit process easy and affordable!
- Make the permit process easier.
- Make the permit process easier , Decrease fees for adus, offer tax credits Have a workshop on the ins and outs of adu in SA
- make the codes and restrictions easier
- Make the building permit and fees reasonable instead of what they are today
- make permitting process simple and easy to understand -referrals to contractors
- Make permitting process easy.
- Make permitting process easier and more transparent.
- Make permits easy, potentially tax credits, provide education resources and reputable suppliers (what's involved in building an ADU, typical costs, things to think about, who can help, etc.).
- Make permit process simple
- Make it easier to understand related planning guidelines. My ADU would be built on a garage in the hillside—all new construction. I have requested guidance from the planning department via email but received no response.
- Make building ordinances, permit process less complicated and less expensive
- Lower permit fees.
- Loosen the restricts and make it easier to accomplish.
- Less red tape, no additional tax, fees, forced upgrades
- Last I checked we were limited in our square footage although if you look at our property you will see it's quite large. In order to make this affordable the allowed square footage would have to increase. We've looked into building and have spoken with builders and attended zoom information meetings so we are serious but when we punch out the numbers, it doesn't make sense to add for only 1100 square feet which is about what we are allowed. We're on a hill so that adds to cost. But if clearing out an area and could add more square footage the initial costs starts to make more sense. I have a recent college grad (engineer) and his girlfriend I'd love to see move back to California but it's too expensive for them, even if they are renting.
- Keep the involvement of MMWD, Ross Valley Sanitary, and Ross Valley Fire at bay, and prevent them from imposing too many restrictions, fees and infrastructure requirements.
- Keep the fees and cost to build down

- Keep taxes low.
- It's just too expensive. So rebates and making it easy and quick to build. Less $ for permits.
- Issue permits in a timely fashion
- Increase the building envelopes and have less regulations around building. Make getting permits easier without such long wait times.
- I think I would need a parkin waver.
- I run a nonprofit housing organization that supports local jurisdictions connect with homeowners interested in building an ADU/JADU. We currently support jurisdictions in San Mateo County and Alameda County and I would be thrilled to help bring our expertise to San Anselmo where I live. You can learn more about our programs at this link: https://www.hellobright.org/sponsored-programs. We have know the process can be overwhelming and the risks of getting it wrong can have significant financial impacts. Happy to connect and share more about Hello Housing and the work we do if you think it would help to streamline your process and support more homeowners create affordable places to live within the fabric of existing communities.
- I have found the review process cumbersome. Town has made it impossible to get clear path to approval. When we submit revised plans (with revisions requested) only to get flagged on data that was approved in earlier submission shows issues with outsourcing the process for review. It also puts home owners at disadvantage vs other projects town has approved. I feel town has not adherents to CA law passed on ADU and overburdens homeowners applying based on state law.
- I don't know. The fundamental problem is that the cost of construction is too high, so the rent we would have to charge is too high. We would want to rent to someone middle-income (teacher?), but there's no way to make that even close to pencil out.
- I am interested but with the cost of building so high right now, I can't afford to do the project.
- Help with permit fees. Remove current obstacles to construction- ie urban interface rules, requiring sprinkler systems for adding the square footage, reassessments, etc. Advice on where to locate unit wIthin town's building policies (ie- setbacks). We have looked into this but it's seems it would take 10+ years to break even with current cost of construction.
- Help me find a consultant who can advise me on constructing and adu with the least amount of complications from the city , applicable agencies and finally neighbors.

- Guide for the highest value with least costs.
- Grants
- Grant money
- Follow models from other cities such as San Rafael that facilitate the process.
- Familiarity with permit process
- Facilitate permitting process for electric and plumbing.
- explain the procedure in simple terms. iLow cost permit. We are 89 and 84 and would like to stay in our home. I am presently caring for my husband who has alzheimers.
- Enable me to be closer to the property line in front since my front yard is shallow
- Easy permitting and help with sewer lateral
- Easier & less expensive permits
- Decrease fees and wait times for permits.
- Currently cannot add another ADU due to limits, can only do JADU in main house
- Change the 8' setback requirement so that families can fit in a unit without it taking over their entire backyard.
- Because our home is located in a flood zone, we seek SA Town policy for ADU / JADU, which addresses both safety for occupant, and economic possibility for property owner. Right now, based upon our initial explorations, Town requirements are not economically prudent for many home owners who can / would invest in a living space for a renter / caregiver / family member.
- Approve our permit. We have been trying to get this through for over a year. The renovation required would not change the structure for our neighbors.
- agree to a legal unit that could already be used for that
- Adjust setback requirement to be able to have ADU closer to the fence.
- Add sewer and water hookups to Alderney St which runs at the back of my property where the ADU would be built

Homeowner not Interested in ADU Questionnaire

Question 1: What could the Town do to encourage you to build an ADU or JADU on your lot?

- Nothing
- Nothing.
- You could buy the property from me. Otherwise I wouldn't want to build an adu on my lot.
- Will not
- Where is the water coming from to have a reliable supply for San Anselmo? No more building or water hookups should be allowed until this is addressed.
- We should not be encouraging ADUs.
- We have a parking problem on our street - this aspect of increasing density is hard to ameliorate, so not sure what you can do to help with that - possibly increasing flexibility of issuing overnight parking permits.
- We don't have any room at all. Please consider neighbors if ADU's are treated as Airbnb's.
- waive permit fees and accelerate permit process
- Waive developer fees
- This town makes it SO difficult and expensive and slow to do anything. Why try?
- They couldn't
- There is nowhere to put one
- There is no room to build an ADU on our lot. As a general issue, I believe the addition of multiple ADUs would increase population density (with a knock-on effect on traffic, services, etc.) and undermine the town's esthetics.
- The town needs to create a holistic plan on how ADUs effect neighborhoods, parking, traffic, fire evacuation and the cost of improving infrastructure to support ADUs.
- The Town might hold informative sessions where they presented examples and designs of ADU or JADU. There could be displays on the Town hall lawn as in the past also.
- The problem in our neighborhood is parking. We have many Homes without off street parking and many homes have more than2 cars and some won't use the parking decks they have. I would love to build one, I feel the town really needs to address the parking in the hills.
- The problem for us is that our backyard is tiered and not really suitable. But if it were, it would be the arduous permitting process many towns have.
- The downstairs of my home could be converted into an JADU as it has a separate entrance, laundry facilities and a bathroom. What it lacks is cooking facilities. I would like to read about how I could create a JADU, what is the permit process, do I need cooking facilities? What are the anticipated costs? Would the JADU be allowed to park

overnight on my street? Hampton Avenue in SA.
- Tax break
- Subsidize funding for the project.
- Streamline the permitting process and give me a tax break
- Sorry, I don't have enough room as creek (easement) runs through the middle of my backyard.
- Simplify permit process.
- Reform the Town's building code. It is absurd. Then make the front end process of pulling a permit easier for homeowners and contractors. The individual building inspectors are professional, but the underlying code and processes significantly increase the cost of housing in SA.
- Reduce the overwhelming burden of design review and regulatory red tape that prevents any construction work in the city. The cost of getting permits is beyond outrageous snd unjustifiable. Career bureaucrats appear to be encouraged to maximize inflows to pay for bloated pension costs.
- Reduce cost
- Probably nothing. I don't think that I have room.
- Pay us for the kitchen it made us remove from our studio when we bought or house in 2012
- Our property is not feasible for another unit. There is a long narrow driveway and it is the only way to enter and leave the property.
- Our neighborhood is already so dense and our neighbors so close that I can't imagine adding more buildings and people into the mix.
- Our lot is too small.
- Our lot is not really big enough. What it the took the space behind red hill s over field and build there. It would give people access to the only affordable place to shop -Safeway
- Our house is on a steep sloop and there is no usable land for building an ADU. We now have three generations living in our home, and if our child, his spouse and grandchild ever moved out we would consider converting the lower floor to a rental unit. It was an "illegal" rental unit when we purchases the house 25 years ago, and the Town made the seller remove the stove before closing.
- on hill. cannot accomodate
- Offer property tax relief
- Offer planning/permitting support team to help streamline the process and reduce costs.
- Nothing….don't want the responsibility. I've already had difficult experiences with renters.
- Nothing. Too much government interference currently.
- Nothing. There is insufficient space available on my parcel to construct a second unit.
- Nothing. San Anselmo is already very crowded. Just drive around at night and count the vast number of cars parked on street.

- Nothing. No space. My yard is my favorite space.
- Nothing. No room on my lot
- Nothing. My lot is too small and I have no interest in adding to the density in what is already a relatively dense neighborhood.
- Nothing. I wouldn't want to add to the congestion of Butterfield by adding a unit.
- Nothing. I don't want one.
- Nothing. I don't believe we should rely on ADU but instead, allow multi-family home/ projects to proceed more quickly.
- Nothing. Don't want them.
- Nothing. But these units must be permitted and built to code, unlike 32 Fern Lane
- Nothing. At this time I'm not interested.
- nothing. town should not encourage more density.
- Nothing. ADUs just might be the end of safe streets as well as reasonable access to on-street parking for guests of current residents. Look at how impossible the parking is in many old neighborhoods of Seattle. They are like NYC for parking spots
- Nothing, too many people & vehicles on the road now.
- nothing, lot is too small
- Nothing, I don't think my property can support one
- Nothing that I'm aware of. I don't believe there is financial assistance and we simply can't invest that kind of money at this time. BTW, we are unincorporated SA so not sure this survey is applicable to your assessment.
- Nothing my lot is too small.
- Nothing but I believe it is a good ifea
- Nothing at this time. The neighborhood in which we live already has way too many cars parked on the hilly and narrow streets. Adding any additional housing per lot would only increase the number of cars on the street further increasing any safe corridors for fire or flood evacuation.
- Nothing - however the building located at 703-707 Sir Francis Drake Bl could be purchased by the town and turned into housing. It is in close proximity to Andronicos and the transit hub.
- Not sure. I love that we are working on this but don't think it works for our home
- Not much. Our land is too steep.
- Not much. I love my little house on a small lot and am not interested in adding another unit to it. I use almost all of my lot for gardening and enjoy the small extra space for me and my pets without having to have another family or person sharing my property. I love my open driveway where family and guests can park without cluttering up the street. I am sad to see that more housing can or will be built on "single family zoned lots" and realize that the single family zoning is no longer going to be acceptable. Too

bad. I have owned and lived in my house since 1976 and to not care to see changes that more units on existing lots will probably create.
- Not much.
- Not much, since I have no interest in becoming a landlord. If I was interested, the key thing would be to make it fairly easy to evict a tenant. Since an ADU would likely be connected to my home, a "bad neighbor" tenant would be a big problem. Thinking about 3 people moving in instead of 1, 3 cars instead of 1, loud noises late at night or early in the morning, etc.
- not much
- Not increase my property taxes as a result of adding livable space. Also, not allow them to be used as Air B&B, etc short term rentals
- Not feasible, but ADUs are a great solution to the housing crunch.
- not feasible due to site constraints
- Not enough space
- No room...
- no room on our lot for ADU
- No permit fees or any other fees.
- Nada. It's too crowded already. I hunk more units would be a safety risk, especially in the event of a fire in San Anselmo.
- NA. Don't have enough land to build an ADU.
- N/a do not have space
- My yard space is way too small to build on, so the only way to build would be to add above my detached garage, which would by quite expensive, I would think. If the Town wanted to pay for someone to complete some rough construction sketches and the related financial analysis for me, that would be helpful-- cost of construction, including soft and hard costs, and fees, and what the rental income stream could be -- so I could see when it could ever pay for itself. I really have no incentive to add a unit to my small lot and would not want to pay for an architect and Town fees only to possibly find out it may not pencil out.
- My question is, why won't you issue my neighbor across the street a permit to build her ADU??
- My lot isn't conducive because of a large sewer easement on the north side. However, I have no problem with others building one.
- My lot is too small to accommodate either
- My lot is too small to accommodate an ADU. If that were not the case, I would be VERY interested in building one.
- My lot is too small for an ADU but perhaps an expedited planning and building permit process would make it more attractive to others.
- Most of my lot is a hill and I don't think it's safe to build on it.
- make the process pain free. Make the process work for the homeowner.

- Make the process and costs clear and transparent. Show examples of successful ADU/JADU project as models.
- Make the permit process easy. Perhaps subsidize water bill for a certain period.
- Make the permit process as easy and straight forward and simple as possible. All homeowners to be creative with their ADUs to allow for the variety of lots in this historic and hilly city.
- Make the building permit process easier and allow for more variances on setbacks and other regulations/rules ie: FAR, parking, etc.
- Make project permitting efficient
- Make Planning Department permission process faster and cheaper. San Anselmo Planning has the worst reputation in the County for housing and dwelling repair permit process.
- Make permitting a lot easier. Give tax advantage.
- Make my lot bigger.
- Make it less steep and actually accessible for a construction team without costing a fortune.
- Make it affordable, wave fees.
- Make hurdles to building clear.
- Major financial incentives (we can't afford to do any upgrades or renovations- would need to have the whole project paid for by town to convert our detached garage into an ADU)
- Lower permit and fire department feed.
- Loosen the general permitting guidelines for all construction / remodels.
- Loosen overnight parking restrictions.
- loosen nighttime parking restrictions
- Loosen all the rules and costs to allow hard working people to actually enjoy their houses and what land they have. It is unfathomable the amount of red tape and regulations that are needed to complete the smallest changes and improvements to ones property. If you relax the regulations then the trust will improve! It is almost unaffordable to survive in San Anselmo and Marin County any more!
- It just seems overwhelming with financial costs, finding the right designs and contractors, and dealing with angry neighbors who want zero construction in the neighborhood.
- It could update the excessive parking requirements in our driveway, in relation to the street.
- info about streamlined permitting and clear requirements/info about any incentives re: affordable income units, etc
- If our lot was bigger, I'd be open to the idea, but our lot is too small to accommodate one.
- If I needed additional housing for a family member I would consider a tiny house on my property
- I'm not interested

- I'm not in favor of ADU's unless the property owner has sufficient off street parking for themselves and tenant, has large property that qualifies under current rules of lot coverage for additional living space. The majority of San Anselmo houses, once be know as weekend house are on small lots, owners have increased these to suit their family sized, this has caused overcrowded streets and neighborhoods.
- I would need more land. Lot too small
- I would need an easement through through or between parcels I don't own for access to undeveloped area of my lot.
- I would consider an ADU but don't have enough room on property to construct
- I think your survey needs one more answer for the first question: I am a homeowner interested in building an ADU, but cannot do so financially right now. We hope to do so in another 5-10 years.so for us, the barrier is financial.
- I love on a hill so I assume the construction costs would be too high and I couldn't afford to build one. If I had the resource to build I would definitely want an ADU.
- I live on a steep, slide-prone hillside up Oak Avenue which is unsuitable for a second unit.
- I live on a hillside in an almost 1500 sq. ft. home. There really is no way to add an ADU or JADU without doing some very expensive construction to add to the size of the home or to build a separate unit on a steep hillside. Plus some kind of parking would have to be created since there is no parking available along the narrow street accessing the property.
- I live in Sleepy Hollow, not within town limits. I don't believe I could put an ADU on my property because of laws/rules about construction near creek banks. Even if I could, I wouldn't. We already do not have enough water; and traffic is a nightmare, with no public transit out here.
- I live in an HOA, so not allowed and already fairly dense housing. Fully support ADU/JADUs. Make permitting process and fees reasonable.
- I highly support ADU and JADU building in San Anselmo. We own a condo in the town of San Anselmo, so we aren't in a position to build. To encourage others: Hold workshops and offer online information to educate the community about the process, laws, available funding programs etc. Support those who want to build by making the permitting process clear and efficient.
- I have a separate lower level apartment which work nicely. However, I can neither afford (on a fixed income) to put in sprinklers in my home, nor do I want to do that.
- I don't know.

- I don't have sufficient unused land. I suppose eliminating the offset requirements might make it possible to convert my garage. However, I would need additional financial incentives like low interest loans and waiving permit fees.
- I don't have enough room. Our street is one way and has no extra parking. Plus, we are in a drought and should not be building a bunch of new housing. How about converting empty town buildings into apartments, homes, etc?
- I don't have enough room on my lot or I would do that!
- I do not think the town should be encouraging this
- I currently live in a condominium.
- I already rent out a room in my home so don't feel like I would want to also have an additional family. I don't have adequate parking to have off street parking for another car.
- Hold workshops detailing how-to guidance. Create/promote webpage(s) dedicated to ADU development
- HELP WITH COST OF CONSTRUCTION/PREPARTATIONS, ETC
- Grants, tax relief, ease of permitting.
- Give me a bigger lot! Seriously, there is no room.
- Everyone says the Town's Bldg. Dept. is a nightmare to deal with. Do something to make it more user friendly.
- Ensure all the illegal overnight on street parked vehicles are ticketed or towed. It is bad enough when residents convert their garage spaces into living areas, & then park their cars on the street. But, encouraging homeowners to add ADUs etc without parking is a public nuisance and safety hazard. When the EMTs, police or fire department can't reach my house to provide life saving emergency services, and I or one of my family members die, who will the attorneys look to for cause & accountability.
- Enlarge my backyard? ;) No room....
- eliminate costs for permits, etc.
- Easy permitting process
- Easy and quick approval of plans.
- Currently, there are too many restrictions and hoops one has to go through for any such project. Plus, the number of inspections, requested engineering reports, fire inspections and regulations to tire any potential home owner interested plus the associated costs of these reports makes any reasonable project not affordable.
- Considering how challenging the town makes it just to build a shed including g a 20' variance requirement from the back fence I cannot imagine the frustration entailed in building an adu. The town has a bad reputation for being difficult and slow.

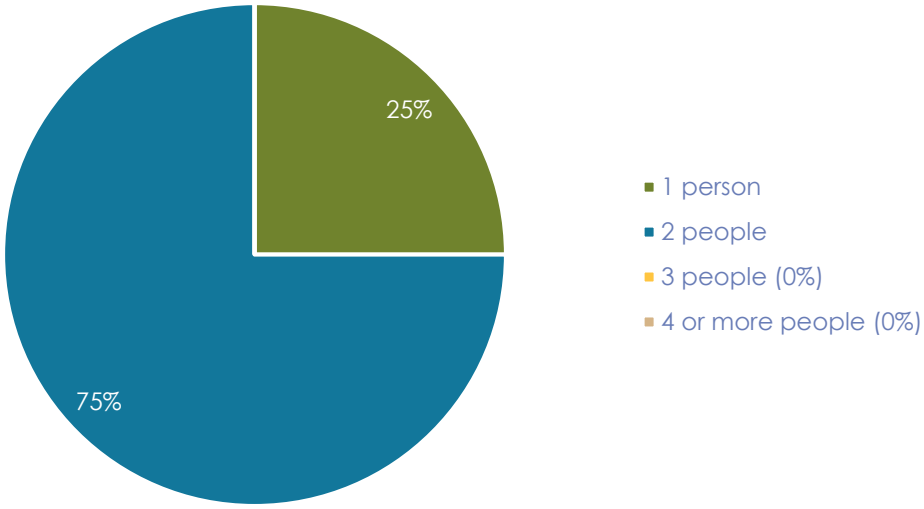
- Change the regulations. I don't have a lot of space.
- Change the permitting process. Construction in San Anselmo is more expensive than other Marin towns because of the burdensome permitting system.
- Change set back rules and relax street parking restrictions on sufficiently wide streets
- Build more housing that is not ADU / JADU
- Approved existing structue.
- Allow shared water line so no extra MMWD charge. Allow one story ADUs to be within 3' of side property lines; two story stay at 8' side setback. Do not allow conversion of existing on site parking as our streets are too narrow to accommodate so much parking. It is beginning to feel like Rohnert Park. Street sweeper can't even clean the streets. Cars are not going away.
- 1. Streamline approvals. I built a home office (almost an ADU) and approvals took 12 months. Get that down to 30 days. 2. Waive property tax increase on reassessment after ADU completion.

ADU Resident Questionnaire

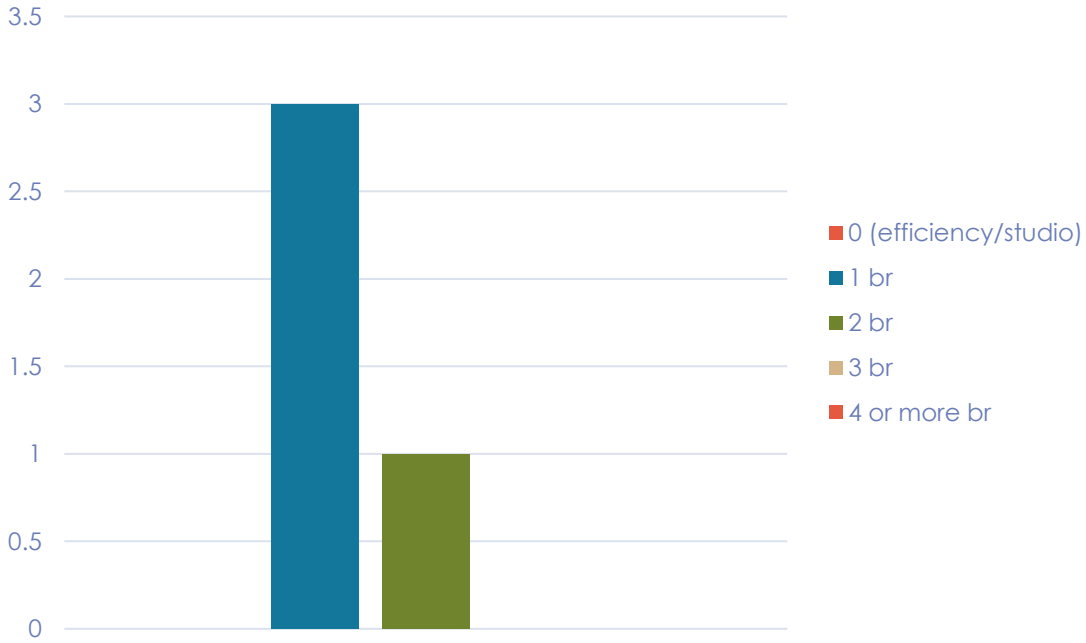
Question 1: What is the address of the ADU you reside in?

No responses to this question.

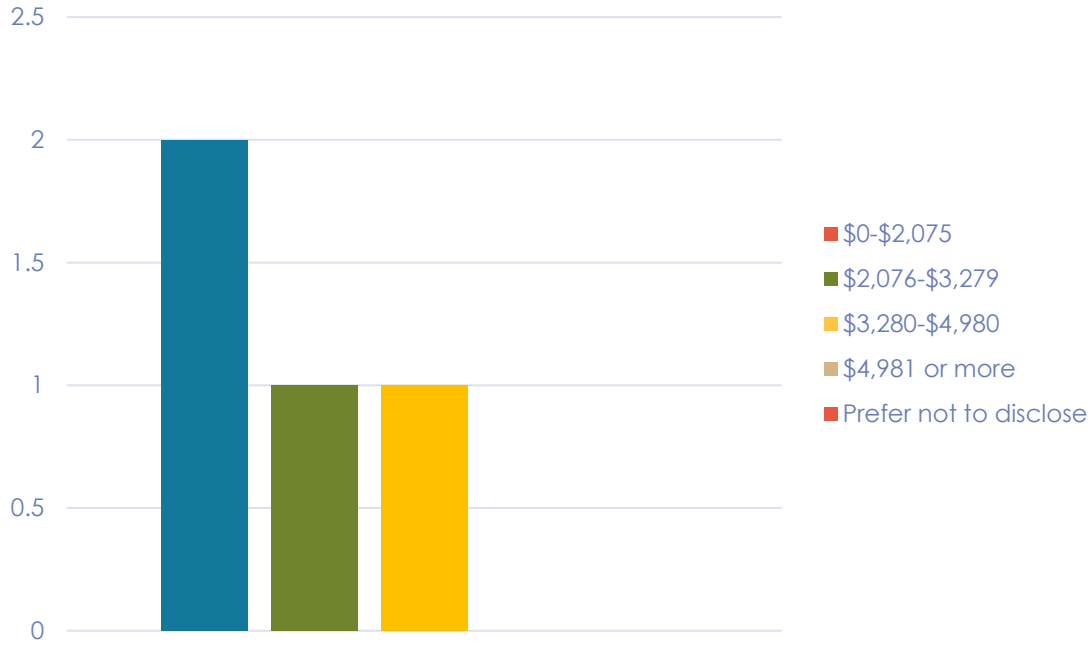
Question 2: How many people are in your household?



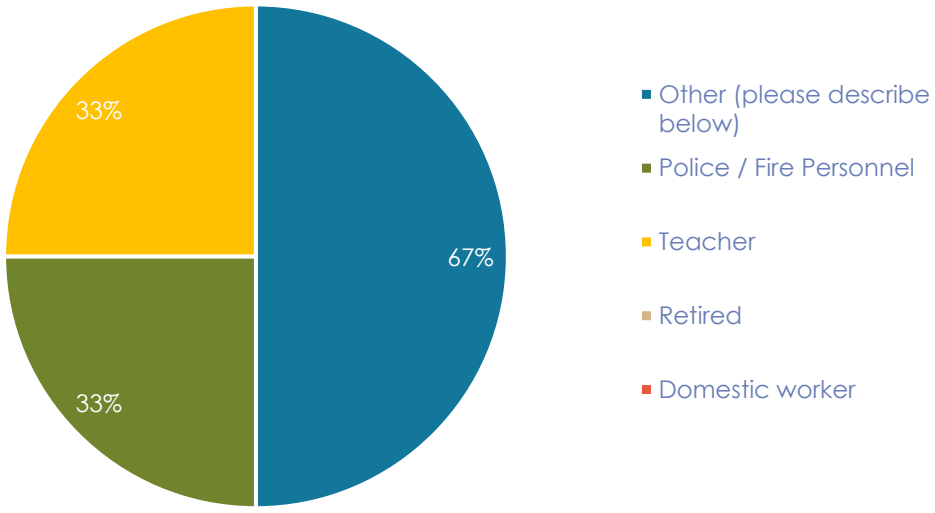
Question 3: How many bedrooms are in your ADU?



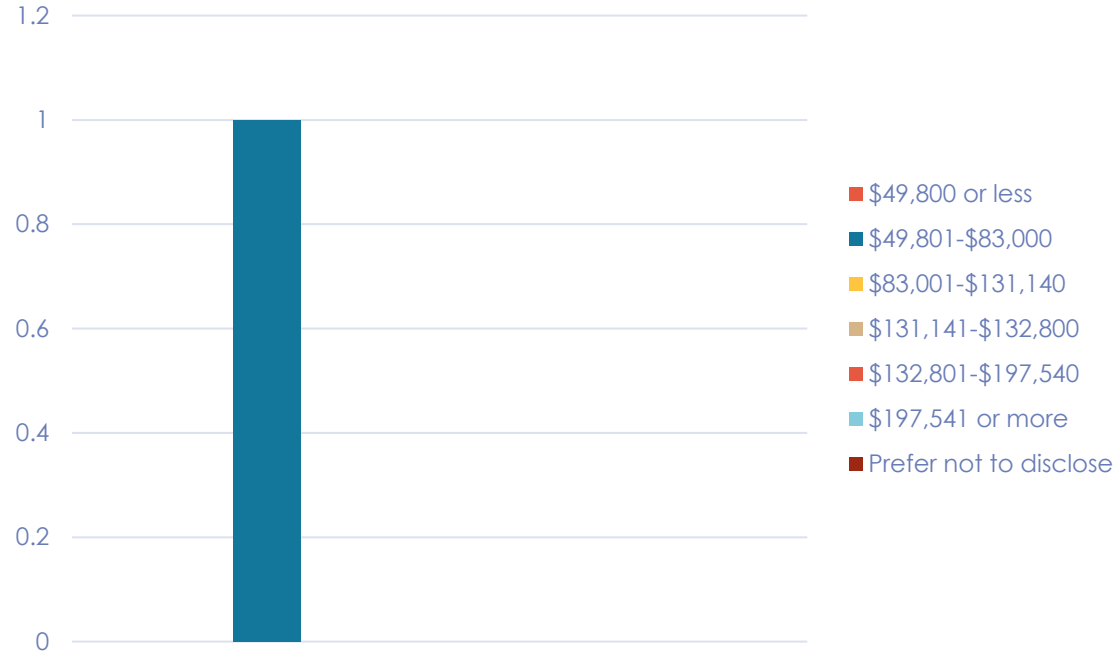
Question 4: What range of monthly rent do you pay?



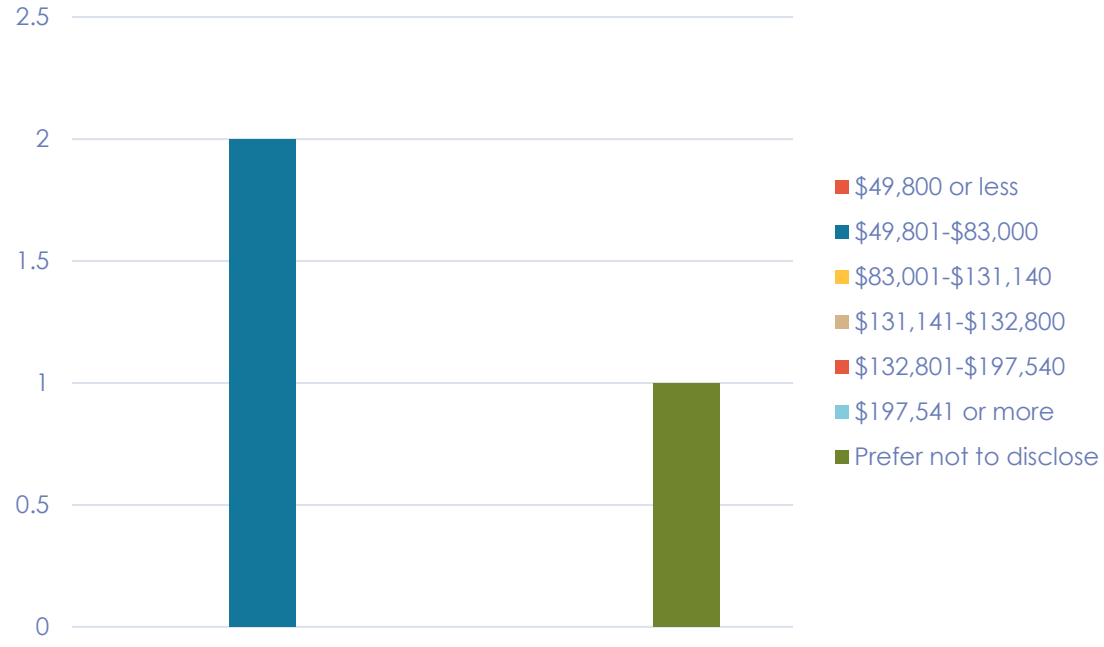
Question 5: What option best describes you?



Question 6: What is the annual income range of your household?



Question 7: What is your annual household income range?



Question 8: What income range does your household fall into?

No responses to this question.

Question 9: What annual income range best describes your household?

No responses to this question.

All Respondents

Question 10: Please share any other ideas you have on how the Town can promote ADUs and JADUs as a viable affordable housing option in San Anselmo.

- Zoom & In person (Hybrid) meetings providing information. Invite people who have built ADUs and JADU's and had positive experiences to share those, perhaps there are contractors, architects that also may offer info. photos and designs. Financial benefits
- You have to convince NIMBY residents that this is a good and necessary thing.
- We've also had family members live in our adu in the past. That was a key reason we bought the property.
- We do not have enough water to add to our population. Also, It is already a dangerous situation with the population we have if we have an emergency evacuation. Our streets and other infrastructure cannot handle increased population.
- We are trying to build an ADU but have had several challenges with the permitting process and great expense.
- We are having a Marin Green Home Tour this fall. It might be useful to have an ADU home tour (probably across Marin, not just in Town), so people could see the possibilities. Perhaps promote them at an Age Friendly meeting - long-time residents might be interested in them as a source of income.
- Waive the public review process .
- Waive permit fees for any project associated with ADU if the owner makes the ADU available to rent to school district employees for min 5 years after construction completed.
- Use uninhabited schools and other structures, ie; old storefronts and restaurants that are no longer in business due largely to online shopping.
- This makes so much sense to build community. When the land space is used more efficiently and equally than the elitism that builds in other communities, such as Mill Valley as an example, means the character of what used to be a great town changes negatively. Mill Valley used to have a healthier community (even in the 90's) but has evolved into the land of the haves and the have-nots. This leads to the people, like myself and my husband, who have a valuable service to offer even the elite

(teaching) being unable to simply survive. As the old song goes, "you don't know what you've got 'til it's gone". The community, to be strong, needs all kinds of people (like teachers) and yet many of us (working folks) are just fleeing California for good.

- This is the affordable future for Marin/Sonoma counties. It a win-win for both owners/renters/seniors. I think private/public financing would be the way to go. SB's 9/10/11 have opened the doors, it's time for SA to help people who wouldn't be able to live here otherwise. It's not about rent control but housing or lack of affordable housing as there is not enough. I think ADU's could have a rent cap of $1200 to $1500 for example. Again, based on low rate loans. We need to think outside of the box. The future is here now.
- This is a duplex rental lot with no space to build more.
- there are many downtown locations that could be changed into apartment complexes
- There are a non-profits and programs available to assist people with understanding the feasibility and cost of adding an ADU or JADU. It would be helpful to share these resources to provide information and promote the idea. One organization is Hello Bright: https://www.hellobright.org/
- The unit was originally used as a studio and genealogical study base. Now it is for guests and back up for income or/or potential care giver residence. One serious issue is space for another car as Durham Road is already illegally used for resident overnight parking, and although there are usually 12' for fire and security access the town does not enforce it's parking restriction.. I suspect this situation exists throughout the community, and any increase in car using occupied units will exacerbate already potentially intolerable parking conditions.
- The town should keep a close eye on the number of ADU/JADU's, in order for these not to put too much strain on the existing logistics of the town. I.e. curbing the amount of (additional) traffic these additional housing units will create.
- The Town should consider the quality of life before promoting / allowing new units to be built. Parking, traffic, water and sewer are critical elements.
- The Town needs to not just rely on ADUs to meet the State's requirement. ADUs primarily adversely impact the small flatland lots in terms of bulk and parking. Look at sites such as above the commercial spaces at Red Hill Shopping Center, the storage building on Mariposa, United Market and Andronico's,

above the Recreation building, etc.
- The town has to be supportive in the laws and regulations put forth for anyone to be interested. The town may entice potential interested parties but then they put any and all rocks in front of one's feet to restrict the process.
- The town could sponsor in-person or Zoom workshops to guide and prepare homeowners who wish to add a ADU to their property.
- the area I'm wanting to build it a steep slope so the cost of building is probably cost prohibitive
- The approval process for ADUs in San Anselmo needs improvement. Once a proposal is reviewed, ALL additional information required should be identified in one pass. The continual reviews with incremental requests for information has worn us out. We are not sure we are going to continue the process. This ADU is intended to provide an affordable home for a family member who is disabled and unable to care for themselves.
- The ADU concept eliminates the concept of Urban Planning by ignoring the associated needs for developing housing - some of those elements are: environment, traffic, schools, shopping, parking, fire access, police access, urban/wildfire interface, demand for water etc, etc. It is a dangerous policy that will create greater problems than just a shortage of housing as it pits neighbor against neighbor at so many levels and introduces potentially dangerous elements into quiet, stable neighborhoods.
- Tax breaks Renter vetting
- Talk to people who are currently renting out ADUs as short-term rentals and see what it would take for them to convert to long-term rental
- streamlining the permit process
- Streamline the application process and impose a 30-day permitting deadline.
- Streamline permitting. The added parking would be a problem too. Wondering if the town would have any way of ameliorating that if we add ADUs. ADUs definitely do seem like a way to keep our small town feel while adding units so overall, I'm in favor of this.
- Stop ruining neighborhoods with these cheap projects. Build higher density housing near public transit hubs and leave low density neighborhoods alone!!!!!
- solve parking issues associated with ADU development... already too many cars on many roadways to allow emergency vehicles and safe travel by car and bicycle
- Simplify all aspects of the building process. People have been living in non-code houses for thousands of years and managed to overpopulate the world.

- Set up a task force or advice line for people who want to do this. Unfortunately the town building department has a reputation of being very difficult to deal with, requiring multiple plan revisions and putting up other obstacles that make people reluctant to take on projects like this.
- Send postcards to all households inviting residents to attend in-person and/or virtual workshops. The postcard would also allow residents to enter a portal with FAQ as well as resources. I'd want to speak with three residents who have recently put up ADUs or JADUs. Perhaps this could be accomplished with an open house. An entry fee could benefit a local charity.
- See previous comment
- See previous answer and lower permitting costs.
- Review the parking limitations in town and re-evaluate what streets need to have no parking 2am-6am instead of it being a town wide rule regardless of the dimensions of your street. I understand it's for emergency vehicles to be able to get through. In my neighborhood people park every day and night on the street and just pay the very occasional ticket. This would help with parking for extra units to lift this rule where it was safe to do so
- Require offstreet parking on properties that add ADUs. Limit them to areas of San Anselmo with larger lots, wider streets, closer to main transportation arteries (i.e. SFD)
- Remove silly unenforced regulations like changes parking limits (car space from the street). No existing construction abides these rules. Also enforce speed rules and parking off-site to improve pedestrian and cyclist safety. Promote non motorized transport for the added population that would live in ADUs but permit adjustments for transport and solar approvals that limit greenhouse impacts of expanded population. The current framework is exploitative and reflects an effort to milk money from citizens rather than reflect costs. Friends who have tried to do an ADU were overwhelmed by red tape and undue and unnecessary citations and work stoppages (none of which were outside of code) by Keith Angermann. Everyone in Marin recognizes that San Anselmo is the absolute worst place to do construction. The town and their capture from career architects and contractors who exploit the regulatory system to ensure a monopoly on the system and extract money from taxpayers is obscene.
- Reduce the number of permits required, and make the permitting process for all projects (not just ADUS) easier and accessible for DYI projects. San

Anselmo residents often skip permits because it is virtually impossible to get one if you are not a licensed contractor that works with the Town's system. The Town has a reputation as one of the most difficult to work with. Consider undertaking a permitting reform process like San Rafael and the County of Marin did.

- Reduce permit cost
- Reduce or eliminate planning and permit fees.
- Public listing of avalible ADUs; rent pricing ranges (tell homeowners what they can charge that the orices aren't outrageous)
- Provide tax incentives to homeowners or other financial assistance related to permitting/construction costs
- Provide people the opportunity to legalize their illegal ADU/JDU without fines or punishment.
- Provide no-cost pre-approved ADU plans, and support with design, permitting, and project management for ADU construction.
- Provide improved service at towns permit department by: 1) increasing walk in hours 2) ensuring emails are responded to within 24-48 hrs 3) speeding up permit review timelines, especially of the fire department 4) consider over-the-counter permit for certain 'standardized' ADU conversions Reconsider street parking ordinances, I.e. only street parking allowed over night under emergency circumstances
- Provide examples of actual adu's - different types, problems, costs
- Property tax breaks
- Promote sites with plans that will have a streamlined approval process, like what LA county does with its ADU site ladbs.org
- promote financial incentives and social values of the project
- Promote examples of single family homes having been successfully converted to a 2 unit dwelling. In particular, reactions to owners, new occupants, and, importantly, neighbors.
- Please take parking into consideration, especially in the hills.
- Please make more affordable housing available in SA.
- Please make it as easy and affordable to build ADUS esp that are accessible and easy access to transportation. Please consider limiting ADUS for vacation rentals. Thank you
- Please keep all up to code and with permits Notify neighbors
- Please include a requirement for reinspection (at 1, 2, 3 years) of ADUs to ensure that's really what they are. I have seen multiple people in SF and Mill Valley build "ADUs" in order to get fast approval for expansion/easement, then remove kitchens/doors and reintegrate the fake ADU space into the primary residence

immediately after final inspection. There could be a penalty of 2x the permit fee per year until violations are remedied. We need more housing, not an easier way for people to make big houses even bigger.

- Plans and prefabricated options that can be placed easily, discounted options for plumbing/electrical hookups, etc
- Permit additional parking and help set up well lighted pathway to ADU
- Perhaps there could be a streamlined process to planning; discounted or even Town supported "scholarships" for fees; grandfathering in anything with a clear, specific checklist to bring things up to whatever code; establishing a waiver or variance structure prioritizing these types of structures; a series of videos done by the Town that takes homeowners step-by-step through the process; perhaps a dedicated person in the Planning Department could spearhead these projects; lots of social media, and press blitzes to get the word out.
- Per a potential rental ADU / JADU, in a flood zone, establishing design requirements which account for how rare flood events actually are... (for us, once in 27 years...) i.e. requirements emphasis safety, and possibility for an owner to make this investment. How can design and materials requirements be designed for both safety and a wash out that more easily / quickly gets someone back in their rental? Not the 9 months it took in 2006, for us to raise up our older home, and renovate it...
- People that want one will come to the town for permits.. Offer them some discounts for local related businesses. Also, over 50% of surveyed residents said they did not want to be told how to power their homes. No one talks about the generators,or solar panels or battery waste. Do you think there would be a star rated restaurant in San Anselmo without a gas stove? No.
- Partner with Marin Housing Authority to place vetted tenants
- Partner with approved contractors that better understand the JADU and ADU regulations and process.
- Parking, noise, garbage on the streets is an issue and will only get worse. We are adamantly opposed to this. You need to implement mandates and ordinances that allow us - who pay exorbitant property taxes - to enjoy our properties and neighborhoods first and address this increasing problem. 1: Noise 24/7 Parties, construction, leaf blowers continual. It's impossible to spend time outside without interruption on weekends. 2: Garbage and cans left out 24/7 by neighbors - in particular on

Spring Grove Avenue. This will increase with your proposal. 3: Lack of Parking. Obviously there is a huge problem already.
- Over the years I have heard many complaints about code enforcer man… Offer detailed tax incentives
- Ours was already here. We had a large problem with the town about it. We used it as a place for the aide that helped my father who was living with us until his death. We then rented it to a former friend for $700/mo. The town needs to be friendlier to these units. We do not plan to rent it again.
- Offer workshops on ADU construction,/regs have a specific liaison in charge of ADUs who could offer guidance, ADU specific website with rules and recommendations as well as building resources.
- off street parking requirements are a disincentive; setback requirements are a significant problem. If we want more density we need to allow for it.
- Notice board by Creek Park. Photos of what is/isn't proposed/viable. What increase density could/won't look like.
- not sure how to deal with limited parking situation as already so many homes have too many personal vehicles and street parking is tight. maybe partnerships with GG transit to provide discounted transit passes for ADU renters without cars?
- Not sure ADUs are the best solution to increase housing options. I personally think other higher-density solutions should be approved more quickly. I watch in dismay as old/failed retail sites (close to Red Hill, elsewhere along SFD) languish in various review processes for years, when they could be repurposed for a good number of people. It seems like the traffic issue is reduced by making a property residential vs. retail. (San Rafael has been doing this very successfully.)
- Not in favor of ADU's
- Not certain. Need to look into further.
- None.
- None
- No idea.
- No area.
- NA
- N/A
- My total impression of the planning department in San Anselmo is that they will do enerything they can to keep one from creating separate living units. I have lived here for thirty years and have tried.
- More ADU's along with the large amount of short term rentals are creating chaos on our streets. Parking is near to impossible on small streets already. Snd traffic is terrible. We do not need more residents in town. A better idea would be to allow ADU's for properties along the freeway corridors only or proper housing.

- Maybe defer property tax on the improvements?
- Maybe a way of streamlining the process from permitting to finding contractors.
- Matching funds.
- Make the process MUCH smoother and less expensive.
- Make the process easier. Hire more processors?
- Make the process easier
- Make the permitting easy. And include tiny houses.
- make sure there is on property parking so cars don't clog up streets and slow down emergency vehicles
- Make permitting easier, grant money
- Make permitting easier
- Make it easier and faster to get permits. Grandfather in existing ADUs, especially if there are no major and immediate safety concerns.
- Lower the fees to build one.
- Lower permit fees.
- Limit number than cane used as airbnb. Provide relief on permit fees and other financial incentives to build non-airbnb units. Property tax breaks??
- Let people know the advantages!
- Keep taxes low particularly if for family.
- Keep talking about them!
- Keep it top of mind with homeowners — create a social media presence, offer semi regular virtual workshops, study successful models of towns that have increased their adus, collaborate with the county to dovetail processes and permitting.
- Just because someone builds an ADU, it doesn't mean that the living space will be affordable. I don't see anything anywhere that says the extra housing will actually be helpful!
- It seems there are chronically-vacant commercial properties that could be used for affordable housing.
- It seems the fire danger would increase with more dwellings packed into small lots
- It seems that actually many people have already taken advantage of this option.
- Increasing the number of ADUs is a better option than building new homes on undeveloped land, but it will negatively affect parking, and traffic, and alter the feeling of community in our neighborhoods. It will also increase water consumption, already on the verge of failing. The RHNA is a power grab by developers to reduce local control of our communities. Building more houses in San Anselmo and increasing the population by 18% will destroy the small town feel of the town and make existing traffic and parking problems that much worse.
- If the town / county were to offer a tax break to people who build them I think that would help. And

minimizing the hoops you'd have to jump through for approvals, permits, inspections, zoning laws, Landscaping requirements, etc. would be very helpful.
- If the intent is to provide housing to help meet RHNA, the "plan" needs to specify that. I.E., basically giving people a green light to build doesn't necessarily mean owners will rent to fulfill the requirements of the state. They may want it for a relative or a guest house when people visit. Just a thought. If the ADU is permitted it has to help in fulfilling RHNA requirements.
- I would like to see fees reduced and waitlimes for permits to be shortened. I also feel like there is a negative stigma against ADUs. We want to build one to increase our living footprint for household care and then use it for guests or grandparents visits because housing is too expensive to rent nearby.
- I wonder if adu builders could do presentations and show models that fall within san anselmo's regulations
- I think we all know that the town has more rental an they know about. Is there a way to give folks who are currently renting out units in their homes / on their property a way to avoid penalties/ permitting if they "fess up" about these units? I think if there was some sort of short-term/ one-time amnesty for these units we might be surprised how many there are and hopefully we could put those towards our RHNA. Just a thought!
- I think the town should try to exceed the RHNA minimum, and I don't think ADUs are a particularly interesting way to do that.
- I think the town is already considering the best way to comply with the state's housing mandates without negatively affecting the small town character of our town that we love so much. A large apartment building would stand out like a sore thumb. I also would recommend placing as many units as possible east of the Hub intersection which is already backing up traffic on Sir Francis Drake much of the day.
- I think the current concessions for ADUs and JADUs are encouragement enough. I do think that the free pass on parking should take the area and the availability of street parking or lack thereof should be taken into account,
- I think maintaining the town's character supersedes our housing needs.
- I think it's a very sustainable concept. Parking is always an issue esp on narrow hilly streets.
- I support subdivision where it makes sense Build housing close to town-above businesses, work with owner of San Anselmo Printing property and a local builder to turn that into studio

appts, work with U of Redlands to locate other properties to do the same -Tam theater? Get state to help with cost to build? Convert hard to rent commercial space into residential- eg. along creek/sir Francis Drake corridor. Get homeowners to register their existing ADU's. Love the housing near Stapleton for 55+ so more of that small development works with the town feel.

- I suggest building apartments along the miracle mile.
- I need to be convinced that we have the infrastructure to support ADU's. Currently we do NOT even have safe routes in most of our town to escape a fire storm. It is really asking for trouble. California is not growing so why is ABAG still forcing the same new housing numbers. I am all for regenerating old buildings for low and extra low income folks. I wonder how many people in San Anselmo that build ADU's will rent them. Is there commitments? Most neighbors I know do not have the room or the interest. The planet is burning up. We need to think holistically and FIRST set our Town up resilience for flooding, drought, fires. Electrify, replace hot water heaters with heat pump versions should be happening now. No new gas appliances. We are on fire and we need to act like it. The alternative is no future, especially for our kids.
- I hear the building permit process is difficult or lengthy and possibly expensive. Maybe there could be a stream lined process?
- I have no ideas.
- I don't see how ADUs or JADUs would automatically become "affordable". Landlords need to cover their costs and typically charge market rates for units. What exactly would incent someone to charge below market rates?
- I don't have any.
- I do not support ADU's unless sufficient lot size and off street parking is provided for both home owner and tenant. Many home owners use their garages as storage or living spaces.
- I can't share I used to promote these because we already have issues with not enough water not enough parking too much traffic! I feel like this will just exacerbate the problem! I understand the need for affordable housing but I do not think structure can handle it at this time.
- I am an owners rep on a larger parcel in Yolanda Area, and am meeting directly with other owners to get a accessory dwelling ministerialy that had no previous Town records, my guess is there are at least 400 or more of these types of scenarios in city limits
- I am adamantly opposed to Sacramentos one size fits all SB 9 and SB 10 due to issues with on going water draught and traffic

density in communities, such as San Anselmo, with many hills and narrow passageways
- How about some kind of funds to help older homeowners with the cost to build an ADU or JADU. Many are on a fixed income and could use the extra income but can't afford to pay the high prices to convert a garage or JADU, etc.
- Hold regularly scheduled sessions with the Planning Director to educate town residents on the process and facilitate conversions and new construction.
- Hold a class - and educate people. Pros and Cons.
- Historically the town has taken a very conservative approach on building requirements, making it difficult to achieve the spirit of accommodating more housing in San Anselmo. We hope the town planner is more interested in the end goal than conservatively interpreting (and in some cases creating) building requirements.
- Help with determining if an additional JADU is feasible
- Have Redwood Credit or banks offer easy and good terms to finance units. Also show owners how simple and efficient and effective ADUs are.
- Have ADU tours of local ones. More examples of projects, with timelines, costs, etc.
- Grants and making the permitting process easier
- Grandfather any existing ADU and JADU properties that are currently being rented to continue being rented, even if built without permits.
- From what I understand ADUs also increase our property taxes. Many seniors like myself are on limited set incomes, and would benefit from ADU income, but if their cost of living is further increased with utility fees etc. and property taxes, it's not so helpful. The option of establishing an ADU for seniors who have raised their family in San Anselmo and live in larger homes may be possible if there is an incentive program for seniors. This could be a benefit for the town and homeowner, and offer more housing for our community so we don't have to cram apartments everywhere.
- Flexible parking requirements.
- Fix review process
- FAR exemption (smaller than the state) for ADUs above garages. State regulations currently exclude these types of DUs as part of FAR exemptions.
- Expedite plan check and permit time. Check with neighbors (get input) on possibly relaxing some requirements if suitable.
- Ensure via regulation and fines that they will be used for LT rentals and not short term, as in AirBnB or VRBO
- Encourage people to convert spaces

- Eliminate plan check and permit fees. Have staff designers draw up and submit plans for residents. Organize a team of volunteers to help with light construction much like Habitat for Humanity. Homeowners using this option would offer below market rent to locally employed people and students.
- Education seminars on the ADU development process, how best to finance an ADU, how to find and vet contractors.
- Education on options, inspectors helping by waiving fees to build right, etc.
- Ease the permit process. Low fees.
- Don't want ADUs. If I wanted to be all cramped up, living on top of my neighbors, I'd live in the City, with no privacy.
- Don't oversell them. Most people probably don't want to be landlords and their neighbors don't want them to be landlords either. Also, working with people on the parking issue would be key. The town may need to invest in some infrastructure to expand parking options for tenants. On my street, there really isn't much room for many additional cars.
- Do not pursue this.
- Discourage short term rental, such as Airbnb
- Cut the red tape!
- Cost is obviously an issue. I do not have any extra space so for me it would mean new construction, which is expensive. If a consultant were hired to work with homeowners to discuss costs to build on their property vs what the units could rent for, that would be helpful.
- Convert unoccupied commercial buildings/spaces to studio apartments. Does the US Bank building on San Anselmo Avenue qualify? Does the BofA building qualify (but keeping the old, interesting exterior)? Buy existing apartment buildings when they go up for sale, with federal/state/local grants? Make sure that any affordable housing units stay a part of the affordable housing program if/when units are resold. Not sure how to address increased water usage, though. Composting toilets (and not just for the ADUs and JADUs)? Can the town join the other municipalities in CA that are opposing state-mandated growth? I do want the town to have affordable housing. I don't want the town to build on open space. Nature suffers enough, already.
- Consider zoning for more multiple housing units downtown
- Consider grants for property owners who have financial limitation, tax relief for property taxes, ease of permitting process, clear pathway instructions/guidance from the Town to help homeowners know how to create ADUs/JADUs
- Clear language on Town website about building an ADU

- Change the overnight parking rules for some areas of San Anselmo that currently do not allow such parking. Encourage the building of ADUs and JADUs to be rented to family members of all ages, particularly seniors for independent or assisted living, for caregivers of seniors or disabled folks. It is a "hard sell" to home owners when they are considering renting to "strangers". If there were some kind of "vetting" system available to homeowners, this would be a help. Perhaps an organization such as PRANDI Property Management that specializes in ADU & JADU rentals. Home Match is a program whereby senior home owners can find housemates through a vetted system. Vivalon has more information. https://covia.org/programs/home-match/
- Building and doing business in Marin and California is so expensive that it is impossible to construct affordable housing here. If an 800 SF ADU costs $267,200 @$334 per square foot, then the rent is going to be at least $2500. That is not affordable housing. Traffic is horrible and adding more housing is only going to make it worse. It is time to fight back against ABAG and the ridiculous RHNA numbers assigned to Marin County.
- Build separate, dedicated projects to create affordable housing. Don't expect homeowners to do it.
- Build on space that is suitable. Consult with neighbors. Get the necessary permits
- Build more densely in town, not on small and or steep residential streets. More ADUs just might be a terrible, horrible city planning crime we cannot undo.
- Bring in vendors who create ADU's and showcase them at SA streets night, or larger facilities such as school parking lots. Parking is a limiting factor that may need more proposed solutions, knowing additional residents will join our town. Thank you for extending a creative way to do this!
- Be rational as you consider regarding short term rentals. One size does not fit all.
- Be more landlord friendly.
- An expedited approval process timeline outlined for companies to use and homeowners to clearly follow.
- An alternative parking option for those who don't have space for more cars. Financial help to afford the cost of building an ADU.
- Allow yurts as ADU options
- Allow some acceptance of existing units which are livable without requiring hundreds of dollars of upgrades.
- Again, either bring the Town's Bldg. officials under control or clean house and start over.

- ADUs tend to be single bedroom and are at the lower end of the rental market -- but that still means rents of 2K plus. Given the high cost of mortgages and property taxes in SA, I don't think people build ADUs to offer them at rents below market.
- ADUs are a better idea than building new homes, especially on undeveloped land.
- ADSs maintain charm and coziness of SA, especially if the footprint is not enlarged. I love SA's variety of bungalows. ADSs would allow multi-generational homes, affordable choices, and addt'l income. It is sustainable living. The town needs to support the reasonable remodel of existing conditions. Dwellings need to be safe, but quirky is cool, small is sweet! It's not the quantity in life, but the quality. Parking is tough; many streets are too narrow/crowded. PLS LOOK AT THE CORNER OF SFD and OAK KNOLL- DANGEROUS! CURBS NEED TO BE RED, TOO NARROW, TOO MUCH PARKING ON BOTH SIDES OF STREET The Historical Society has charming pictures showing what we used to be; work towards persevering SA. I love the parks downtown, the flower baskets, the replanting of the Miracle Mile, the Sugar Foot signage, love the roof top dining. Miss shops with variety and weren't so expensive. If rents were affordable it could encourage a variety of shops to come back. Thanks GOOD JOB!
- Additionally, there might be the ability to bring "bonus rooms" up to code for human dwelling. I'd like to better understand how doing this (including back permitting or the waiving of those fees) might work.
- Add the units to existing structures along SFD Blvd, Red Hill and Greenfield where there is ON-street parking. Please answer, just why anyone would think the ADUs or JADUs would be "Affordable Housing"? The market rental rate will prevail, owners will want to recoup their costs & earn a profit just like all other rentals.
- Add more allowable square footage and increase distance to public trans for construct without a parking space/garage. A mile is nothing for us Marinites:) Those are the things that are in your ordinances that need to change but there are also some things we need to do to accommodate healthy living to those that move into these ADUs. When bringing in additional people they will look for open space. We live near Robson Park. I believe there is opportunity here for both dogs, gardeners and children. Currently the gardeners have very large (in my opinion) lots utilizing some of the best views and fencing them off with padlocks to everyone except themselves. Off leash dogs and

small children do not mix so the lower area is a dog park. The terraces are crumbling and no longer safe for children to wander with their imagination which was all that was left in the park without a set play area.

- A study should be completed to identify locations in the town that are conducive to having ADUs. Lot size that support on site parking and access to public transportation. The town currently can afford to maintain our streets, sidewalks, parks and other public amenities. With a deficit of tens of millions of dollars its difficult to understanding how allowing ADU's without addressing the impact make sense.
- - partnerships with pre-fab builders -increase size of unit that don't need a permit -referral network

Question 10: Please provide your email address below to stay engaged in the San Anselmo Housing Element Update project.

Answers omitted from summary to preserve privacy.

Housing Element Feedback Form

The following pages are from the Community Feedback Form Summary.

SAN ANSELMO HOUSING ELEMENT UPDATE

Community Feedback Form Summary

October – November 2022

The purpose of the San Anselmo Housing Element Update is to guide how the Town seeks to produce new housing, preserve existing housing, ensure fair access to housing, prevent displacement of existing residents, and meet other critical housing needs over the next 8 years as required by California's Department of Housing and Community Development. To gather feedback and reach a broader audience, an online and hard copy feedback form was prepared to gather input from the San Anselmo community in addition to other ongoing engagement efforts. The feedback form was translated into Spanish.

The feedback form was made available digitally on the project website (townofsananselmo.org/1517/Housing-Element-Update) and as hard copies from October 29th through November 7th 2022. The feedback form was shared to community members through a hardcopy flyer at various community events such as the **Goblins' Spooktaculatar** at San Anselmo Avenue on October 28th where staff were available to answer questions and provide updates on the Housing Element process. A total of **35 responses** were received. The feedback received helped inform the content of future outreach efforts and guided the development of the Housing Element.

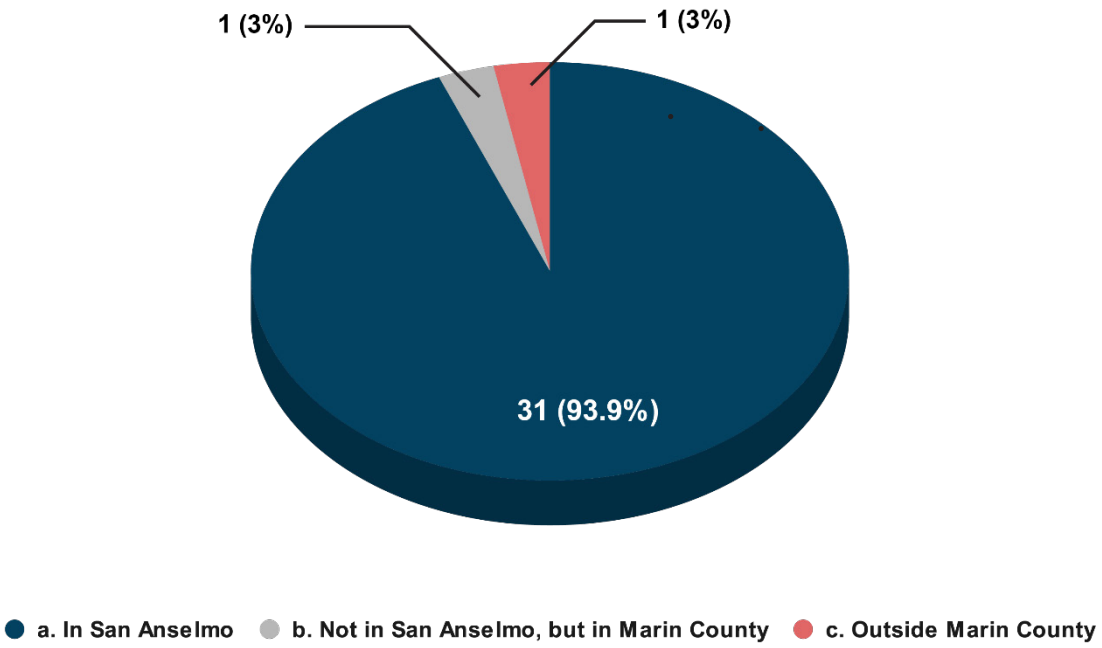
The following questions were included in the online feedback form:

1. *Where do you live?*
2. *Where do you work?*
3. *If you work in San Anselmo, how long is your commute?*
4. *What is your housing situation?*
5. *What type of housing do you live in?*
6. *What is your age?*
7. *Which bracket best describes your household income?*
8. *Race and Ethnicity.*
9. *What do you think are the most critical housing issues in San Anselmo?*
10. *Have you ever faced discrimination in renting or purchasing housing?*
11. *What do you think are the housing types most needed in San Anselmo?*
12. *What are the most important considerations to address when planning new housing in San Anselmo over the next 10 years?*
13. *How well does your current housing meet your needs (choose all that apply)?*
14. *Please identify any barriers to affordable housing (choose all that apply).*
15. *Please provide any additional comments below (e.g., if you have any suggestions for how to solicit additional feedback about the Housing Element Update?)*

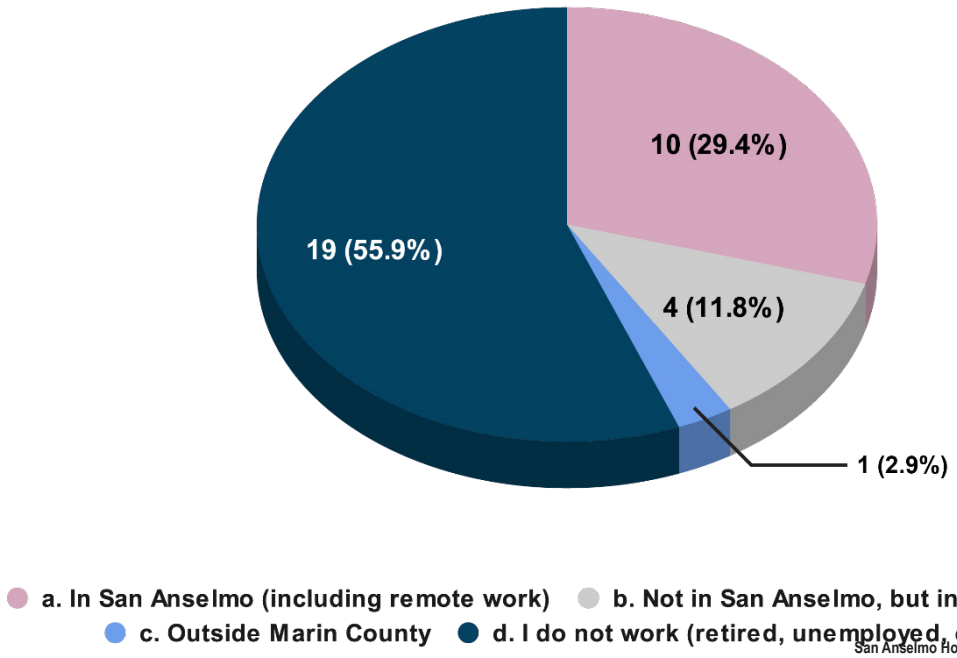
Below is a summary of the input received through the multiple choice questions, followed by open ended "Other" responses that accompanied questions 8-14.

FEEDBACK FORM SUMMARY

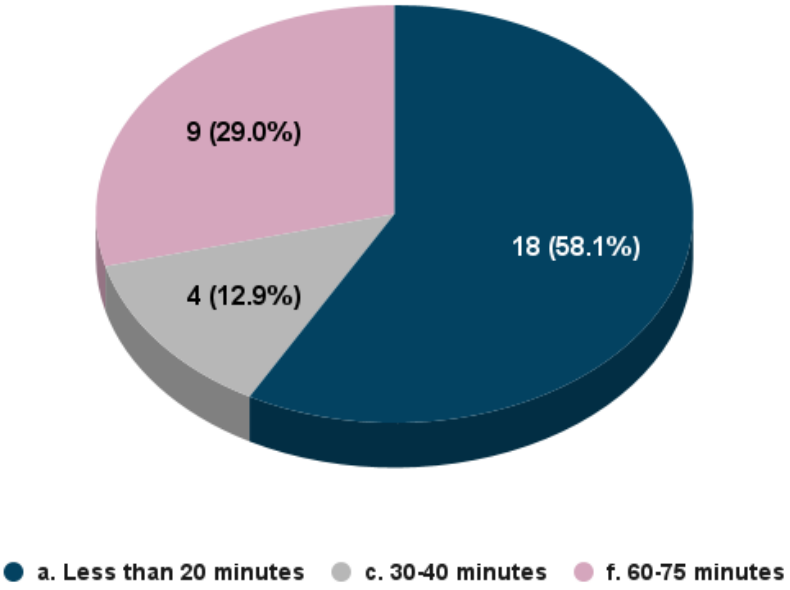
1. WHERE DO YOU LIVE?



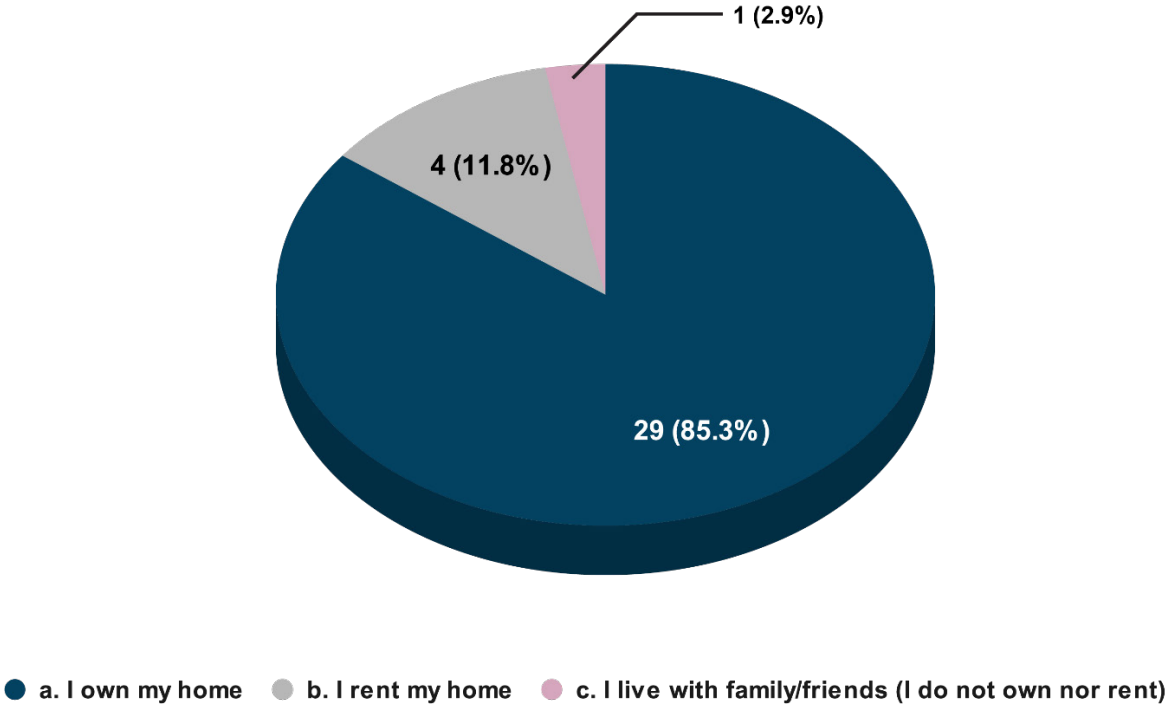
2. WHERE DO YOU WORK?



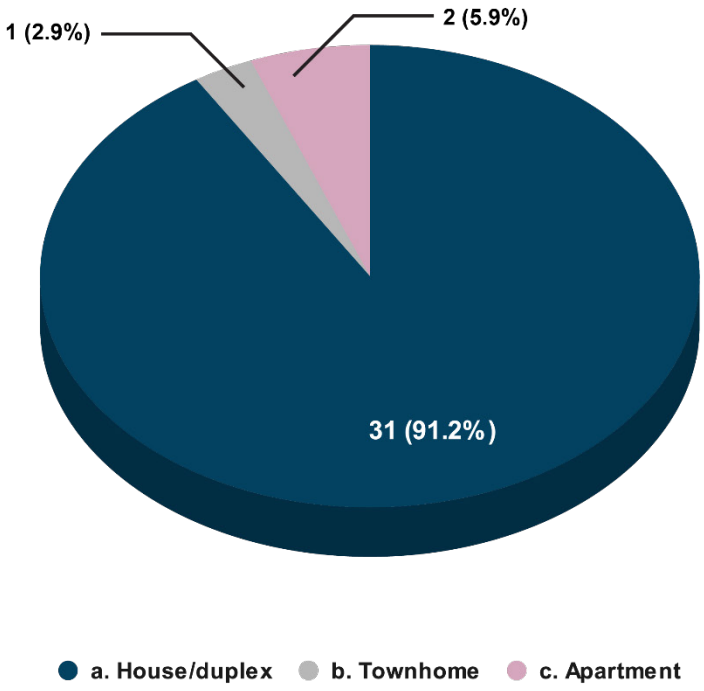
3. IF YOU WORK IN SAN ANSELMO, HOW LONG IS YOUR COMMUTE?



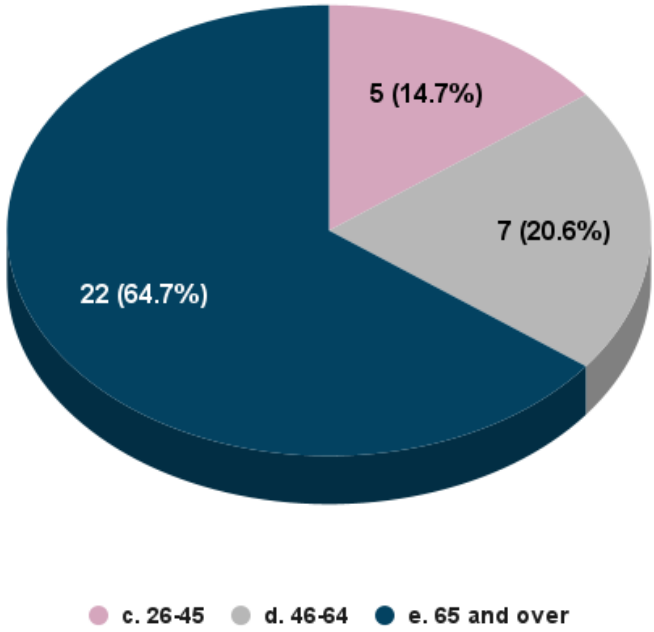
4. WHAT IS YOUR HOUSING SITUATION?



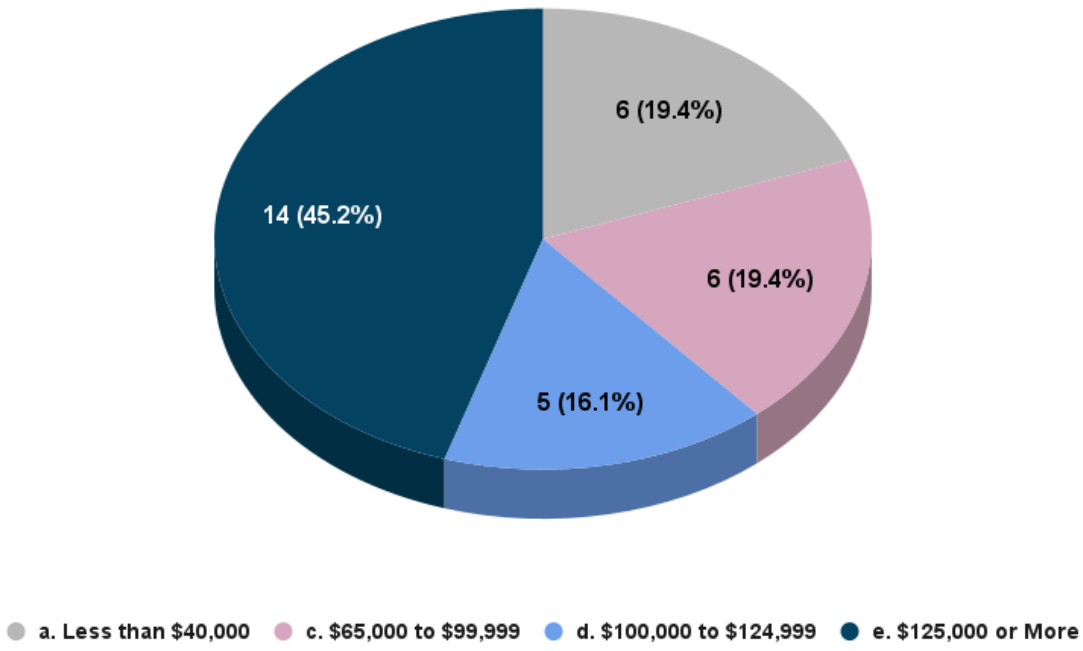
5. WHAT TYPE OF HOUSING DO YOU LIVE IN?



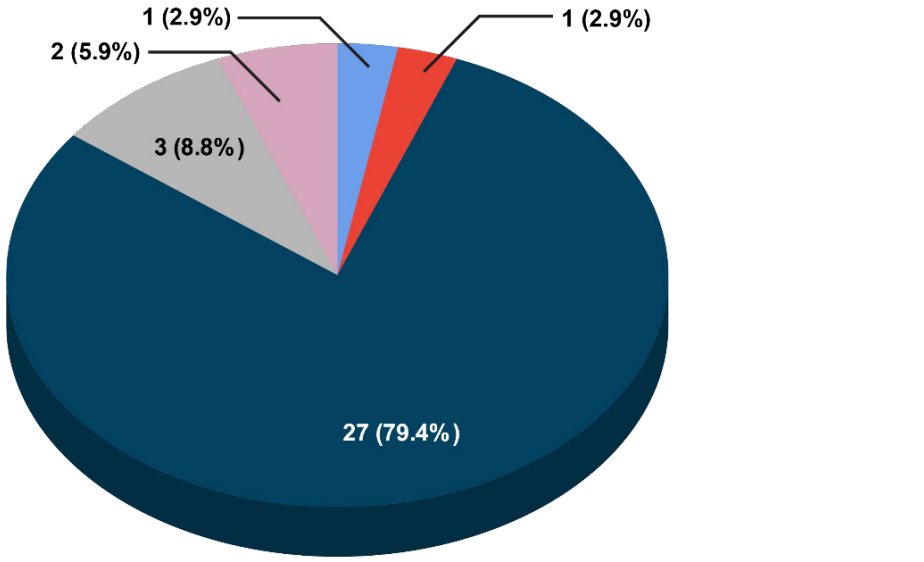
6. WHAT IS YOUR AGE?



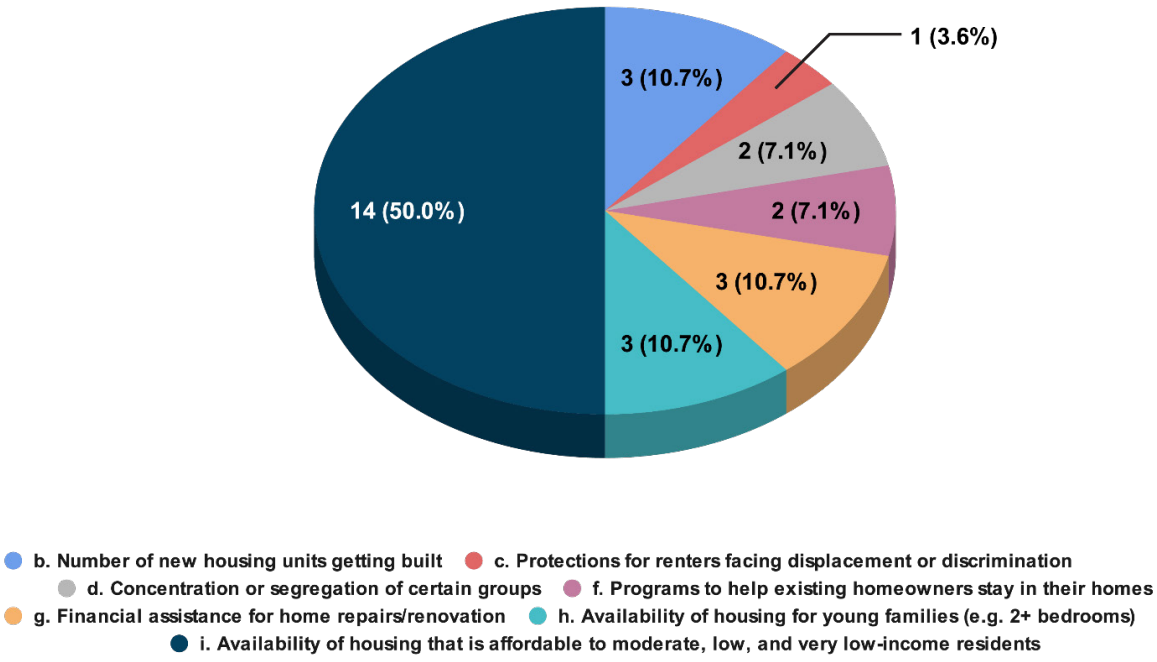
7. WHICH BRACKET BEST DESCRIBES YOUR HOUSEHOLD INCOME?



8. RACE AND ETHNICITY



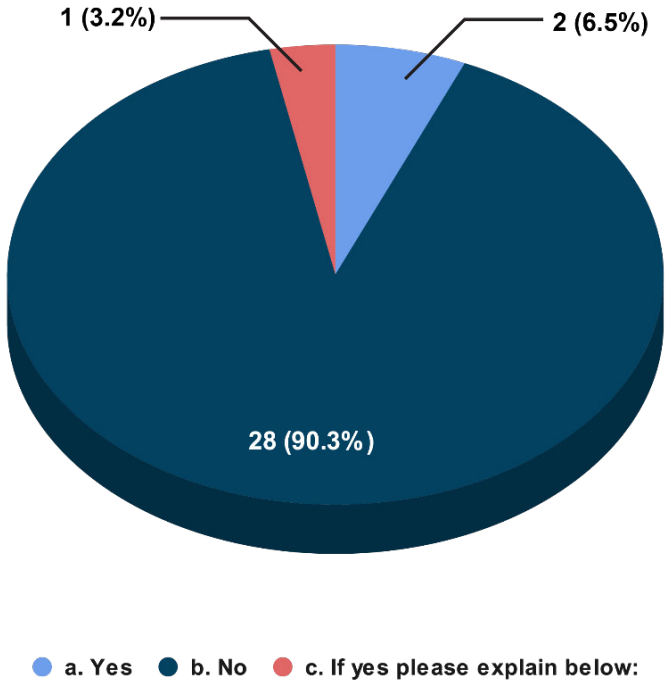
9. WHAT DO YOU THINK ARE THE MOST CRITICAL HOUSING ISSUES IN SAN ANSELMO?



'Other':

- *If I could, I would select ALL of the answers, a through j.*
- *Relatively Poor Condition of Houses & Town Infrastructure*
- *Water availability for people competing for housing in Marin*
- *Approval of new housing units in old commercial settings*
- *Availability of smaller units for those who want to downsize.*
- *Construction trucks delivering supplies, not obeying speed signs*

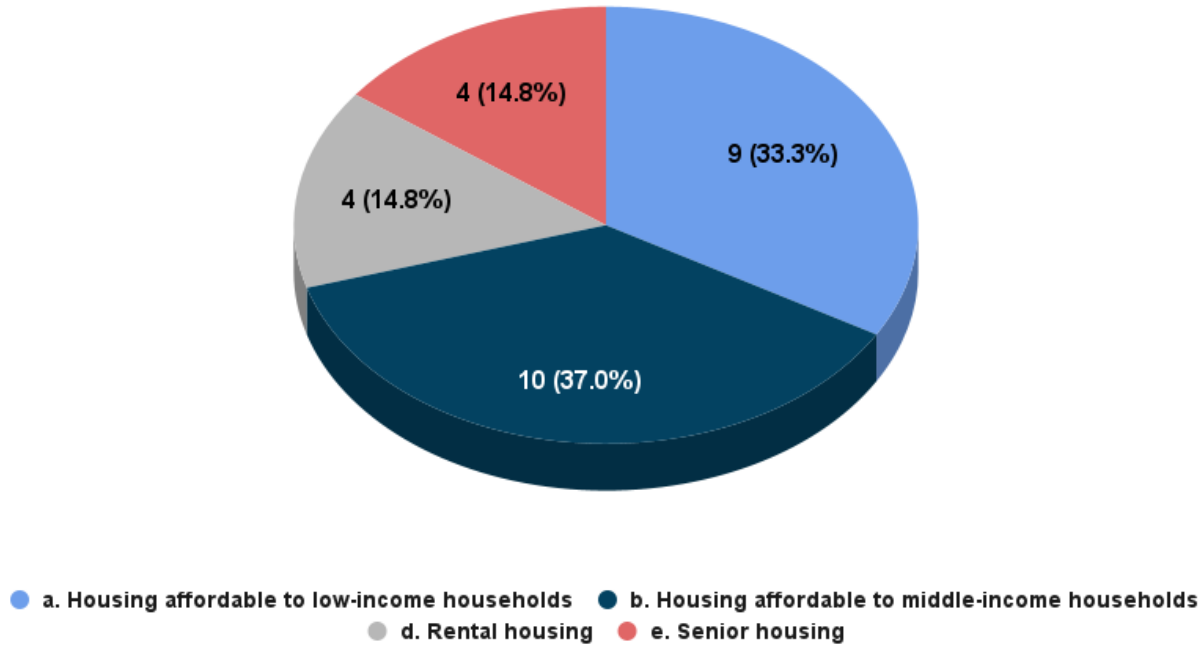
10. HAVE YOU EVER FACED DISCRIMINATION IN RENTING OR PURCHASING HOUSING?



'If yes please explain':

- *My husband was part Mexican. Owner asked his ethnicity.*
- *Not discrimination, but did experience a neglectful landlord in S.F.*

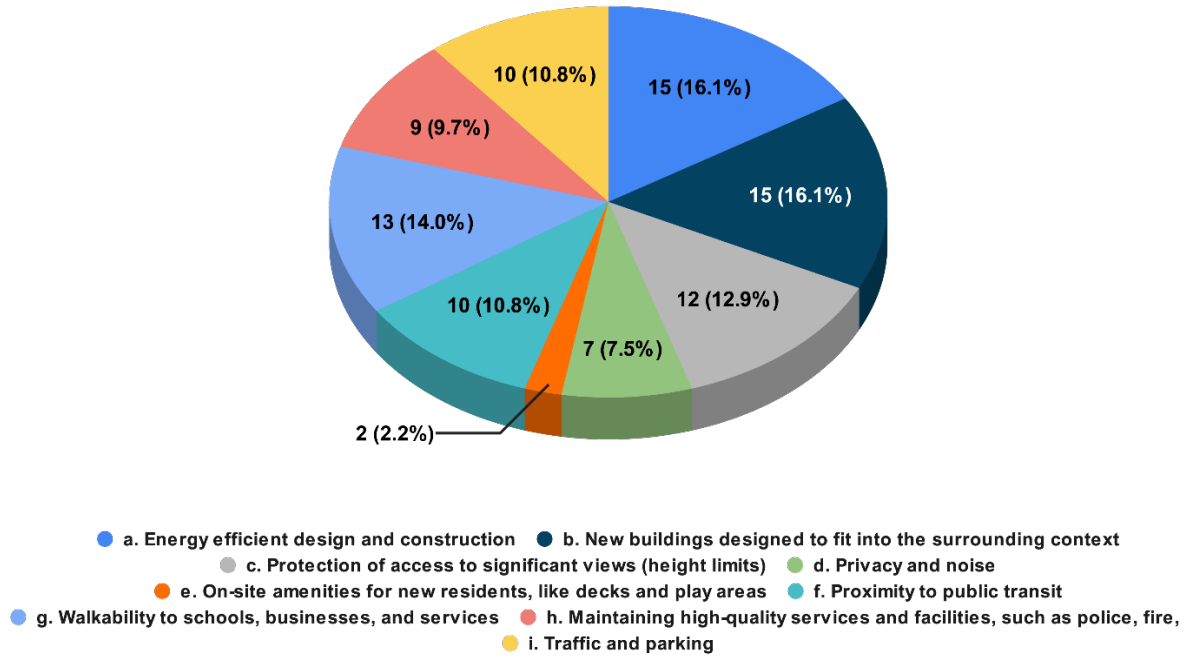
11. WHAT DO YOU THINK ARE THE HOUSING TYPES MOST NEEDED IN SAN ANSELMO?



'Other':

- *High quality ADU's that don't impact the nature of the town. This is NOT a low income housing town or area.*
- *Housing available to low and middle income families .The median home prices that Marin loved to print on the cover of the Marin IJ are gross and completely tone def. So sad to think that makes people here so happy and really how can you say you care about equity yet promote median home prices most across the Nation could never afford*
- *It's tough to choose the "most needed" housing. All are needed.*
- *probably all the above, there's just not enough for everyone*
- *What happened tom "No more population growth" . We're full here. Traffic, construction trucks, speed*
- *All of these*

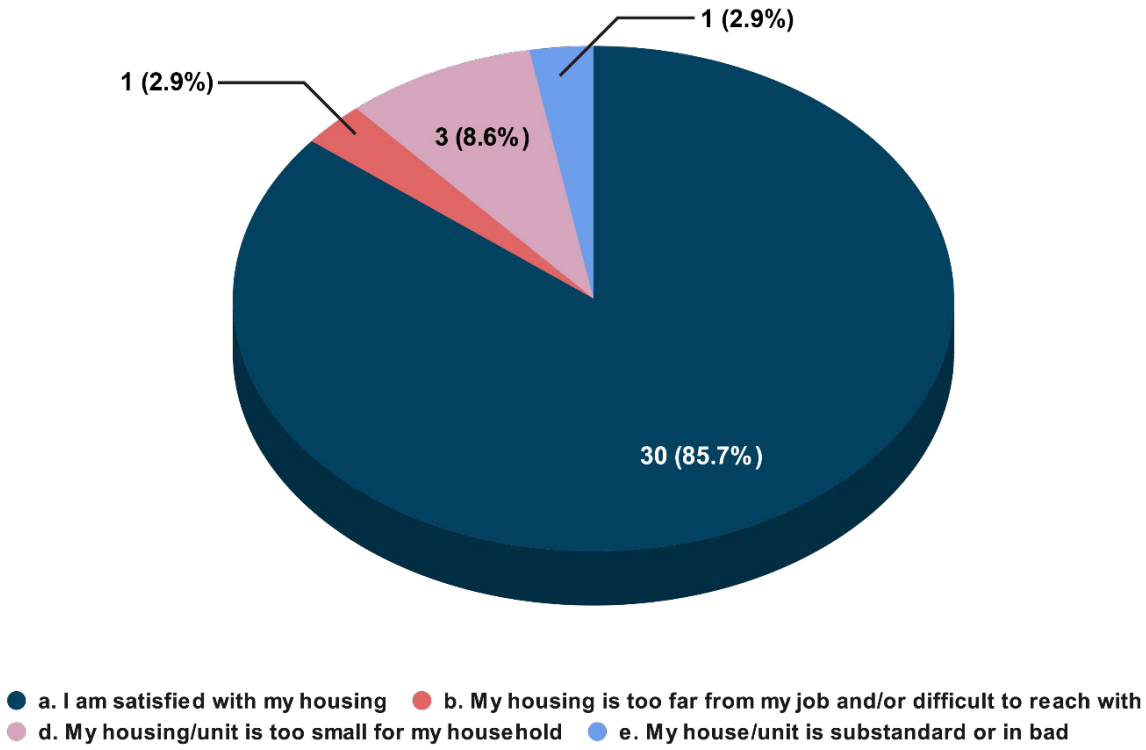
12. WHAT ARE THE MOST IMPORTANT CONSIDERATIONS TO ADDRESS WHEN PLANNING NEW HOUSING IN SAN ANSELMO OVER THE NEXT 10 YEARS



'Other':

- *Water*
- *We use to have designated bike lines painted on S.F.D. Now it's the speed and broken side mirrors*

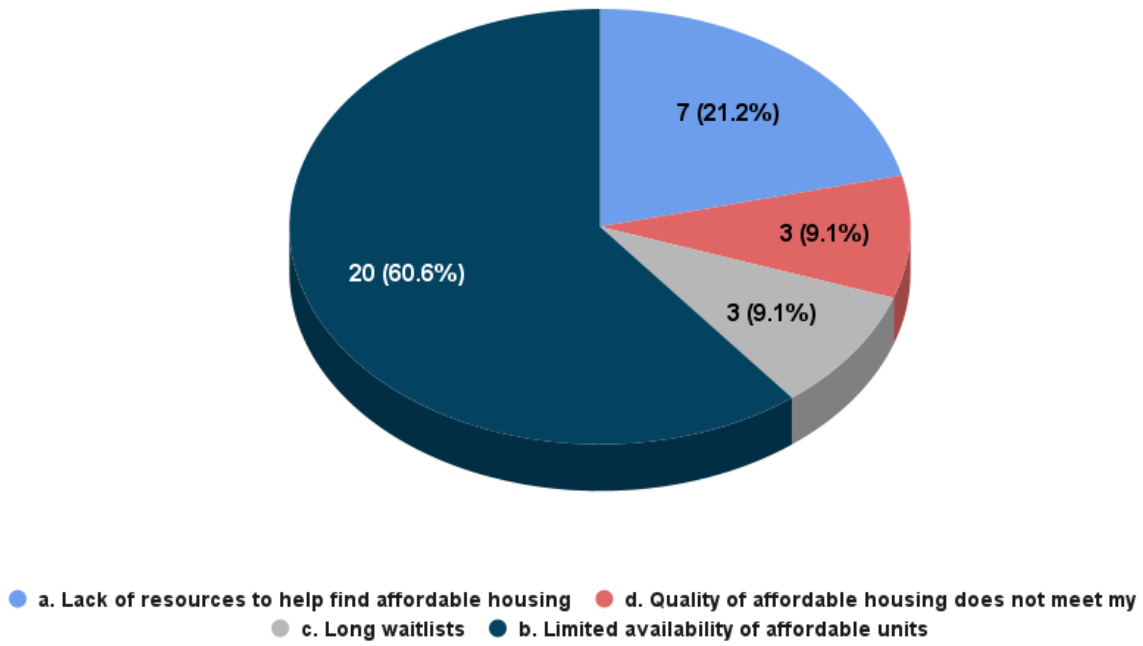
13. HOW WELL DOES YOUR CURRENT HOUSING MEET YOUR NEEDS (CHOOSE ALL THAT APPLY)?



'Other':

- *Climate change alters my satisfaction of housing in a fire , earthquake , flood. ... zone*

14. PLEASE IDENTIFY ANY BARRIERS TO AFFORDABLE HOUSING (CHOOSE ALL THAT APPLY)



Common themes captured from 'Other':

- *Expectations that affordable housing means "low income" housing in affluent neighborhoods. Affordable housing is where you can afford to live.*
- *Not clear whether this question refers to subsidized affordable housing or simply cheap housing. This conflation of the two meanings makes answering this challenging and the results not particularly meaningful.*
- *Once again, for my friends having limited income, ALL the above.*

QUESTION 15 - COMMON THEMES FROM OPEN-ENDED RESPONSES

Below are common themes established from the **14** responses received for Question 15.

15. Please provide any additional comments below (e.g., if you have any suggestions for how to solicit additional feedback about the Housing Element Update?)

- *Consider building or approving plans for under utilized sites such as run down malls or obsolete shopping centers prior to developing on single family parcels*
- *Provide subsidies for teachers, police, firefighters, town staff and others so they can live in San Anselmo*
- *Home ownership is hard to obtain in Marin County unless it was inherited or have a very high paying job (tech, finance etc.)*
- *Create incentives for homeowners to build ADU's which could provide more housing for San Anselmo or keep large families together on one parcel.*
- *Consider impacts that more housing will have on the Town such as traffic and resources*
- *Focus on smaller, affordable units rather than traditional single family homes*
- *Reduce parking standards and add bicycle parking minimums for apartment/multifamily developments.*
- *Focus more on diversity and ways to engage those who don't live in San Anselmo but would want to if issues were addressed.*

Appendix

Question 15 Responses:

Approve proposed plans for old strip malls or obsolete shopping areas, rather than rely on single-family homeowners to build ADUs!
As a child of displace parents, born in a refugee camp, who arrived in the U.S. with nothing but what fit in a small crate - we lived where we could afford. Which was a small one room cottage in Pacifica for the first year, and then we eventually progressed to an apartment in the Sunset - when the Sunset was the "outerlands," and so forth to the point we could afford to live the dream of Ross Valley / San Anselmo. Why is there an expectation that Ross Valley should be anything other than an aspirational address? This is not a "low income" area. Everyone should earn their ability to live here, as we did. That may include teachers, police, firefighters, town staff who commit to accountable community service and receive pay or subsidies that afford them the ability to live in the community with the community. Before moving here we spent time in the Canal district of San Rafael and other locales. Those were the affordable housing areas, and to a relative extent still are.
How can my Marin county employee son and his San Rafael 3rd grade teacher wife ever dream of owing a home in the county to which they've dedicated their careers? Minor: re commute time: mine is < one minute (home office). Did not see that option.
I checked the highest income bracket box available on this survey. My wife and I both work great full-time jobs. We were together for 13 years before having a kid. I have a PhD and she has a MPA and we could still never dream of buying a house in San Anselmo or pretty much anywhere in Marin County. Homeownership in this area has become completely unobtainable for anyone who didn't inherit a home or large sums of money (unless they struck it big in tech or finance).
I encourage the Town of San Anselmo to continue to educate, support and pave the way for homeowners to create ADUs and JADUs. This, I think, is one of the great ways to provide more housing in tiny S.A. while potentially keeping nuclear and extended families together.
I think it's good to find a way to channel potential pushback into positive contributions. I'm not exactly sure how to do that, but if there was a way to find the likely pockets of resistance and help them feel like their input matters without them totally digging in their heels this process will have the best outcome.
I think these multiple choice answers limit the info you can collect
Isn't the town meeting the needed housing by now ? Is it more money for your retirements and pensions. We tried to get you to listen to us. A group of 6 of us that just gave up. Kay Coleman used the $250,000.00 for something in Ross borders. It was suppose to help with children waiting at bus stops, as barriers WE GAVE UP . No more housing.
It's already hard to get through san anselmo at times. We don't need more people/traffic.
Need need smaller affordable units that don't cost as much to build as market rate units. Don't need more single family homes.
Reduce or eliminate off-street car parking minimums and implement improved bicycle parking minimums. People who live in apartments need a secure place to park an e-bike and and don't otherwise have access to a garage
This survey focuses on housing, but doesn't necessarily touch one of the topics most associated with housing: income and racial diversity. Because of historic redlining policies designed to limit wealth from people of color, many diverse families cannot afford housing. Given the demographics of San Anselmo, some focus should be given to the many benefits to living in a truly diverse town. I know that the lack of diversity is literally the only reason I am unsatisfied with living in San Anselmo and I sometimes contemplate leaving.
What about making better use of the area around Memorial Park and upgrading Cook housing so that it was nicer for the folks living there. What about all of the vacant store fronts on SFD both across from Creek Park where the

townhomes and apartments for more families to move into. It is sad in a community as affluent as San Anselmo is that there isn't more of this for all people. I wish George Lucas would have taken that same money he put into planting the center divide and instead took some of the vacant and dilapidated buildings along SFD and fixed them up for families to live in
WITH NEW CATEGORIES OF HOUSING VEHICULAR TRAFFIC AND CONGESTION AND PARKING INCREASE, AND CONDITIONS ARE ALREADY EXTREME AND NOT CONTROLLED BY POLICE AND TOWN OFFICIALS. IN A MAJORITY OF INSTANCES DRIVERS PLACE PERSONAL CONVENIENCE OVER CIVIC RESPONSIBILITY ESPECIALLY WHEN PARKING.

B

APPENDIX B: MAP BOOK

Housing Element Opportunity Sites

Town of San Anselmo **Site 1**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
1	1	9 TAMAL AVE	006-042-28	R-1	Single-Resid. - Improved	No	SF	N	N	0.31	Above Moderate Income	12	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 2**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
2	2	1025 SIR FRANCIS DRAKE BLVD	006-042-23	R-1	Single-Resid. - Improved	No	SF	N	N	0.22	Above Moderate Income	12	2	1	1
2	3	1019 SIR FRANCIS DRAKE BLVD	006-042-05	R-1	Single-Resid. - Improved	No	SF	N	N	0.27	Above Moderate Income	12	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 3**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
3	4	1001 SIR FRANCIS DRAKE BLVD	006-042-08	R-1	Single-Resid. - Improved	No	SF	N	N	0.28	Above Moderate Income	12	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 4**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
4	5	8 SAIS AVE	006-072-13	R-1	Single-Resid. - Improved	No	SF	N	N	0.25	Above Moderate Income	12	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 4**



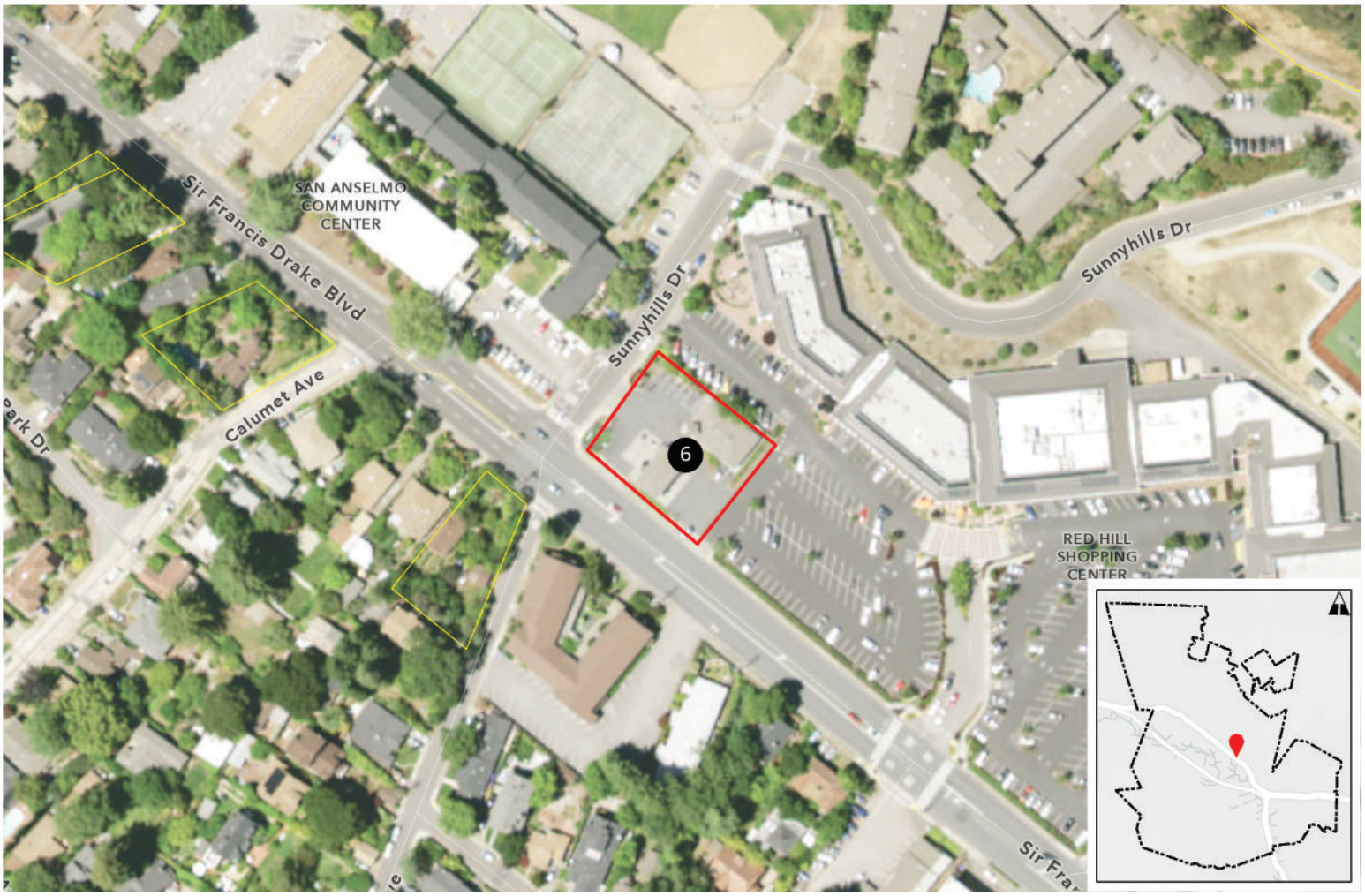
Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
4	5	8 SAIS AVE	006-072-13	R-1	Single-Resid. - Improved	No	SF	N	N	0.25	Above Moderate Income	12	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 5**



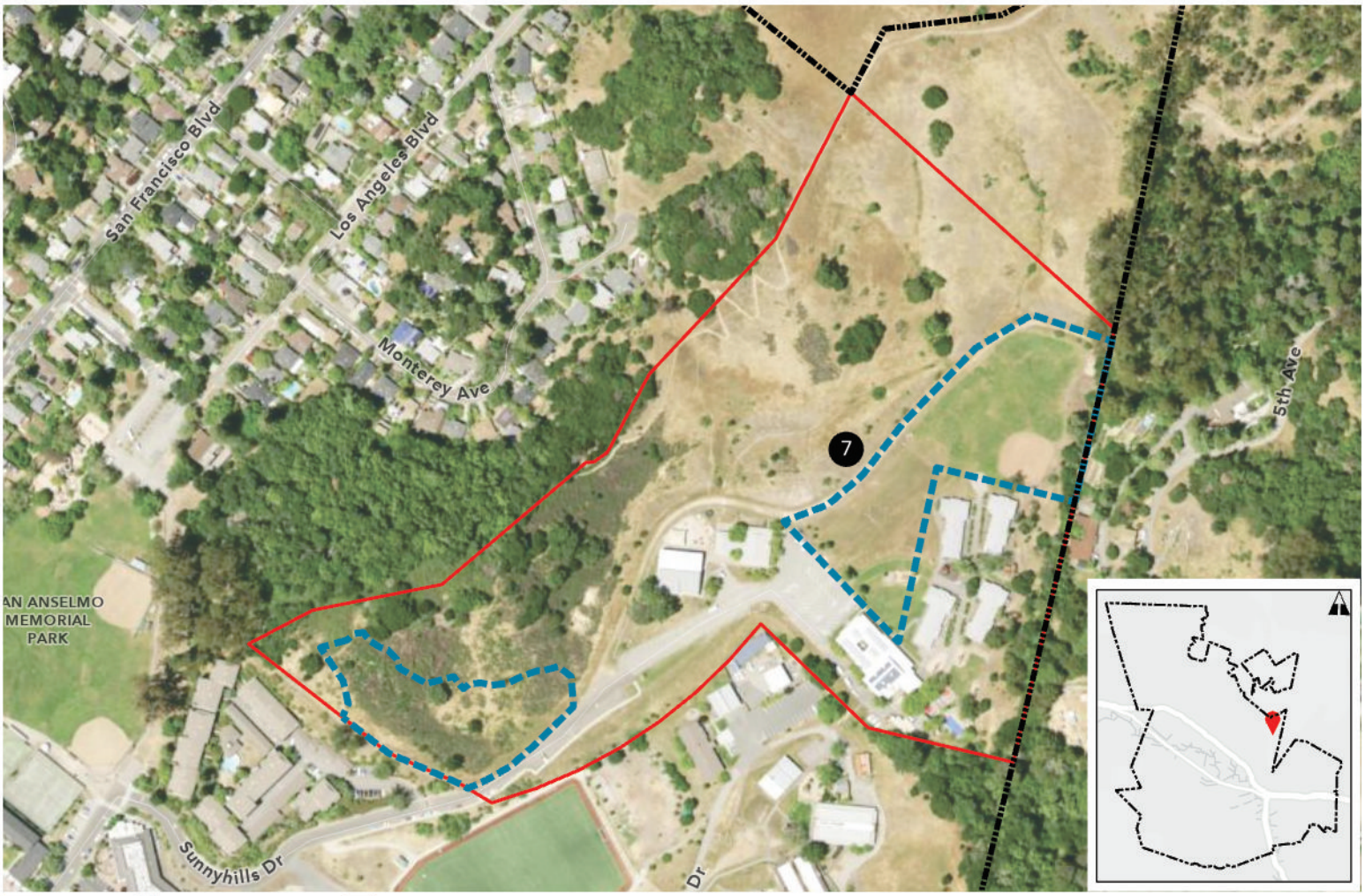
Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
5	6	930 SIR FRANCIS DRAKE BLVD	006-061-31	C-3	Commercial - Improved	No	GC	N	N	0.4	Moderate Income	30	9	0	9

Housing Element Opportunity Sites

Town of San Anselmo **Site 6**



Parcels | Site Refinement | Opportunity Sites

Scale: 1:4,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
6	7	300 SUNNY HILLS DR	006-061-33	PPD/R-1	Exemption - Improved	No	SF	N	N	25.26	Lower Income	30	117	0	117

Housing Element Opportunity Sites

Town of San Anselmo **Site 7**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
7	12	805 SIR FRANCIS DRAKE BLVD	006-082-40	C-L	Commercial - Improved	No	LC	N	N	0.43	Above Moderate Income	25	8	0	8

Housing Element Opportunity Sites

Town of San Anselmo **Site 8**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
8	17	781 SIR FRANCIS DRAKE BLVD	006-083-01	C-L	Industrial - Improved	No	LC	N	N	0.3	Above Moderate Income	25	5	0	5
8	18	761 SIR FRANCIS DRAKE BLVD	006-083-02	C-L	Commercial - Improved	No	LC	N	N	0.16	Above Moderate Income	25	3	0	3

Housing Element Opportunity Sites

Town of San Anselmo **Site 9**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
9	9	830 SIR FRANCIS DRAKE BLVD	006-061-38	C-3	Commercial - Improved	No	GC	N	N	0.48	Moderate Income	30	10	0	10
9	10	820 SIR FRANCIS DRAKE BLVD	006-061-13	C-3	Commercial - Improved	No	GC	N	N	0.49	Moderate Income	30	10	0	10
9	11	810 SIR FRANCIS DRAKE BLVD	006-061-22	C-3	Commercial - Improved	No	LC	N	N	0.29	Moderate Income	30	6	0	6
9	13	800 SIR FRANCIS DRAKE BLVD	006-061-06	C-L	Commercial - Improved	No	LC	N	N	0.42	Above Moderate Income	25	7	0	7
9	14	4 LOMA ROBLES DR	006-091-70	SPD	Single-Resid. - Improved	Yes	HDR	N	N	0.37	Above Moderate Income	30	8	1	7
9	15	2 LOMA ROBLES DR	006-091-69	SPD	Single-Resid. - Improved	Yes	HDR	N	N	0.22	Moderate Income	30	4	1	3
9	16	790 SIR FRANCIS DRAKE BLVD	006-091-68	SPD	Commercial - Improved	Yes	LC	N	N	0.3	Moderate Income	30	6	0	6

Housing Element Opportunity Sites

Town of San Anselmo **Site 10**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
10	21	729 SIR FRANCIS DRAKE BLVD	006-083-06	C-L	Commercial - Improved	No	LC	N	N	0.11	Above Moderate Income	25	2	0	2
10	22	727 SIR FRANCIS DRAKE BLVD	006-083-07	C-L	Single-Resid. - Improved	No	LC	N	N	0.11	Above Moderate Income	25	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 11**



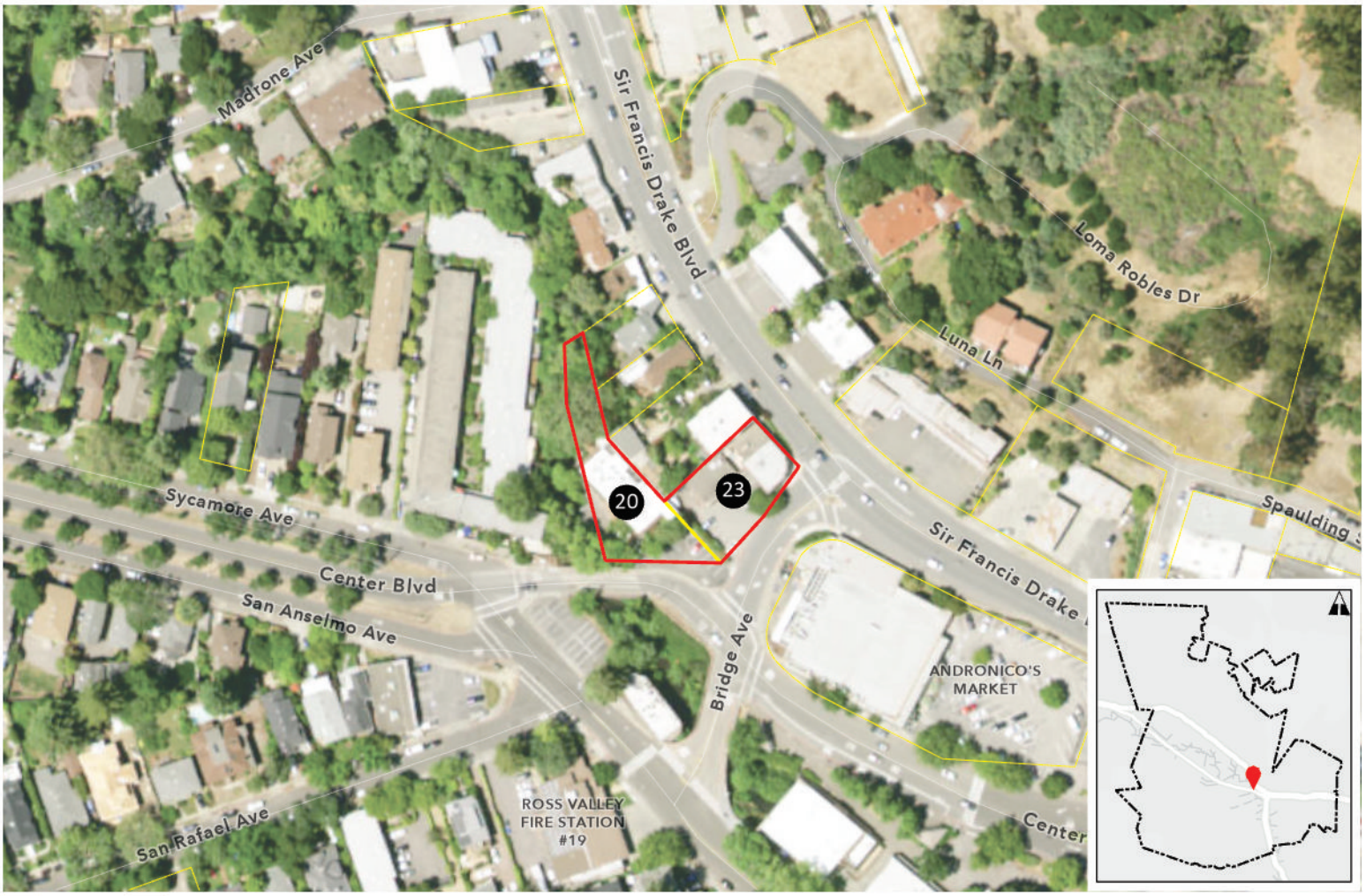
Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
11	19	126 SYCAMORE AVE	006-083-41	R-1	Single-Resid. - Improved	No	DMR	N	N	0.21	Above Moderate Income	25	3	1	2

Housing Element Opportunity Sites

Town of San Anselmo **Site 12**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
12	20	6 BRIDGE AVE	006-083-37	C-L	Commercial - Improved	No	LC	N	N	0.26	Above Moderate Income	25	4	0	4
12	23	707 SIR FRANCIS DRAKE BLVD	006-083-09	C-L	Commercial - Improved	No	LC	N	N	0.21	Above Moderate Income	25	3	0	3

Housing Element Opportunity Sites

Town of San Anselmo **Site 13**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
13	33	613 SIR FRANCIS DRAKE BLVD	006-101-05	C-3	Commercial - Improved	Yes	GC	N	N	0.26	Moderate Income	30	5	0	5
13	34	100 CENTER BLVD	006-101-04	C-3	Commercial - Improved	No	GC	N	N	1.02	Lower Income	30	22	0	22

Housing Element Opportunity Sites

Town of San Anselmo **Site 14**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
14	24	754 SIR FRANCIS DRAKE BLVD	006-091-39	SPD	Commercial - Improved	No	LC	N	N	0.46	Above Moderate Income	25	8	0	8
14	25	750 SIR FRANCIS DRAKE BLVD	006-091-40	C-L	Commercial - Improved	No	LC	N	N	0.48	Above Moderate Income	25	8	0	8

Housing Element Opportunity Sites

Town of San Anselmo **Site 15**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
15	29		006-092-03	C-L	Commercial - Improved	No	LC	N	N	0.14	Above Moderate Income	25	2	1	1
15	31	112 SPAULDING ST	006-092-09	C-L	Commercial - Improved	No	LC	N	N	0.43	Above Moderate Income	25	8	0	8
15	32	640 SIR FRANCIS DRAKE BLVD	006-092-08	C-L	Commercial - Improved	No	LC	N	N	0.31	Above Moderate Income	25	5	0	5

Housing Element Opportunity Sites

Town of San Anselmo **Site 16**



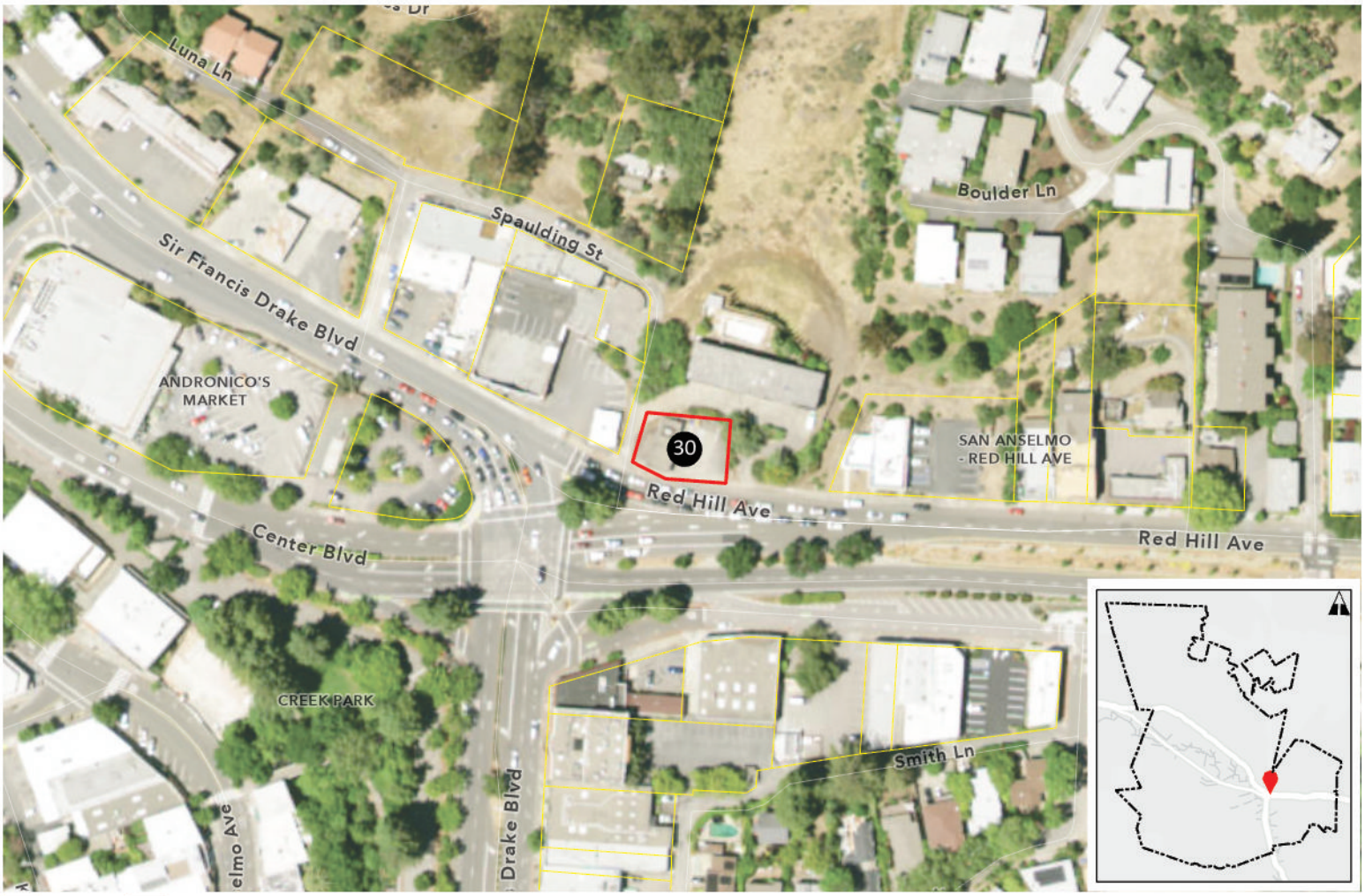
Parcels Site Refinement Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
16	26	129 SPAULDING ST	006-091-65	SPD	Multiple-Resid. - Unimproved	Yes	LC	N	N	0.41	Above Moderate Income	25	7	0	7
16	27		006-091-05	R-1-H	Single-Resid. - Unimproved	Yes	VLD	N	N	2.74	Above Moderate Income	30	6	0	6
16	28	113 SPAULDING ST	006-091-15	R-2	Multiple-Resid. - Improved	No	MDR	N	N	0.33	Above Moderate Income	30	7	2	5

Housing Element Opportunity Sites

Town of San Anselmo **Site 17**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
17	30	604 RED HILL AVE	006-091-57	C-3	Commercial - Improved	No	GC	N	N	0.12	Moderate Income	30	2	0	2

Housing Element Opportunity Sites

Town of San Anselmo **Site 18**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
18	133	580 RED HILL AVE	006-091-61	C-3	Commercial - Improved	No	GC	N	N	0.38	Moderate Income	30	8	0	8
18	134	526 RED HILL AVE	006-091-60	C-3	Commercial - Improved	No	GC	N	N	0.13	Moderate Income	30	2	1	1
18	135	520 RED HILL AVE	006-091-09	C-3	Commercial - Improved	No	GC	N	N	0.17	Moderate Income	30	3	1	2
18	136	55 ESSEX ST	006-121-06	R-1	Single-Resid. - Improved	Yes	MDR	N	N	0.2	Above Moderate Income	30	4	0	4
18	137	5 PALM LN	006-121-05	C-3	Single-Resid. - Improved	No	GC	N	N	0.3	Moderate Income	30	6	1	5
18	138	510 RED HILL AVE	006-121-01	C-3	Commercial - Improved	No	GC	N	N	0.17	Moderate Income	30	3	0	3
18	139	504 RED HILL AVE	006-121-02	C-3	Single-Resid. - Improved	No	GC	N	N	0.1	Moderate Income	30	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 19**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
19	146	412 RED HILL AVE	006-121-14	C-3	Commercial - Improved	No	GC	N	N	0.27	Moderate Income	30	5	0	5
19	147		006-121-13	C-3	Commercial - Improved	No	GC	N	N	0.18	Moderate Income	30	3	0	3
19	148	50 ESSEX ST	006-121-12	R-1	Single-Resid. - Unimproved	No	SF	N	N	0.26	Above Moderate Income	30	5	0	5
19	149	9 BUENA VISTA	006-121-16	R-1	Single-Resid. - Improved	No	SF	N	N	0.1	Above Moderate Income	30	2	1	1
19	150	400 RED HILL AVE	006-121-15	C-3	Commercial - Improved	No	GC	N	N	0.21	Moderate Income	30	4	0	4

Housing Element Opportunity Sites

Town of San Anselmo **Site 20**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
20	151	330 RED HILL AVE	006-121-31	C-3	Commercial - Improved	No	GC	N	N	0.58	Lower Income	30	13	0	13
20	152	306 RED HILL AVE	006-161-05	C-3	Commercial - Improved	Yes	GC	N	N	0.33	Moderate Income	30	7	0	7

Housing Element Opportunity Sites

Town of San Anselmo **Site 21**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
21	153	292 RED HILL AVE	006-162-01	C-3	Commercial - Improved	No	GC	N	N	0.19	Moderate Income	30	4	0	4

Housing Element Opportunity Sites

Town of San Anselmo **Site 22**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
22	166		006-167-06	C-3	Commercial - Unimproved	No	GC	N	N	1.23	Lower Income	30	27	0	27
22	167	100 RED HILL AVE	006-167-04	C-3	Commercial - Improved	No	GC	N	N	0.77	Lower Income	30	17	0	17

Housing Element Opportunity Sites

Town of San Anselmo **Site 23**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
23	168	90 RED HILL AVE	006-201-46	C-3	Commercial - Improved	No	GC	N	N	0.26	Moderate Income	30	5	0	5
23	169	60 RED HILL AVE	006-201-04	C-3	Commercial - Improved	No	GC	N	N	0.29	Moderate Income	30	6	0	6
23	170	50 RED HILL AVE	006-201-55	C-3	Commercial - Improved	No	GC	N	N	0.16	Moderate Income	30	3	0	3
23	171	6 RED HILL AVE	006-201-56	C-3	Commercial - Improved	No	GC	N	N	0.67	Lower Income	30	15	0	15
23	172	2 RED HILL AVE	006-201-01	C-3	Commercial - Improved	No	GC	N	N	0.08	Moderate Income	30	1	0	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 24**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
24	37	71 SAN RAFAEL AVE	007-211-01	R-1	Single-Resid. - Improved	No	SF	N	N	0.49	Above Moderate Income	12	4	1	3
24	38	76 TAMALPAIS AVE	007-211-36	R-1	Single-Resid. - Improved	No	SF	N	N	0.4	Above Moderate Income	12	3	1	2

Housing Element Opportunity Sites

Town of San Anselmo **Site 25**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
25	35	43 SAN RAFAEL AVE	007-211-05	R-1	Single-Resid. - Improved	No	DMR	N	N	0.53	Above Moderate Income	12	4	2	2
25	36	55 SAN RAFAEL AVE	007-211-04	R-1	Single-Resid. - Improved	No	DMR	N	N	0.34	Above Moderate Income	12	3	1	2

Housing Element Opportunity Sites

Town of San Anselmo **Site 26**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
26	124	300 SIR FRANCIS DRAKE BLVD	006-251-01	C-2	Commercial - Improved	No	CC	N	N	0.18	Moderate Income	30	4	0	4
26	125	312 SIR FRANCIS DRAKE BLVD	006-251-02	C-2	Commercial - Improved	No	CC	N	N	0.07	Moderate Income	30	1	0	1
26	126	316 SIR FRANCIS DRAKE BLVD	006-251-03	C-2	Commercial - Improved	No	CC	N	N	0.18	Moderate Income	30	4	0	4
26	127	324 SIR FRANCIS DRAKE BLVD	006-251-27	C-2	Commercial - Improved	No	CC	N	N	0.35	Moderate Income	30	7	0	7
26	128	340 SIR FRANCIS DRAKE BLVD	006-251-05	C-2	Commercial - Improved	No	CC	N	N	0.15	Moderate Income	30	3	0	3
26	129	14 GREENFIELD AVE	006-251-28	C-3	Commercial - Improved	No	GC	N	N	0.18	Moderate Income	30	3	0	3
26	130		006-251-08	C-3	Commercial - Unimproved	No	GC	N	N	0.23	Moderate Income	30	5	0	5
26	131	34 GREENFIELD AVE	006-251-09	C-3	Commercial - Improved	No	GC	N	N	0.07	Moderate Income	30	1	0	1
26	132	40 GREENFIELD AVE	006-251-10	C-3	Commercial - Improved	No	GC	N	N	0.33	Moderate Income	30	7	0	7

Housing Element Opportunity Sites

Town of San Anselmo **Site 27**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
27	140	60 GREENFIELD AVE	006-254-13	C-3	Commercial - Improved	No	GC	N	N	0.26	Moderate Income	30	5	0	5
27	141	70 GREENFIELD AVE	006-254-14	C-3	Commercial - Improved	No	GC	N	N	0.19	Moderate Income	30	4	0	4
27	142	90 GREENFIELD AVE	006-171-13	C-3	Commercial - Improved	No	GC	N	N	0.05	Moderate Income	30	1	0	1
27	143		006-171-12	C-3	Commercial - Unimproved	No	GC	N	N	0.25	Moderate Income	30	5	0	5
27	144	114 GREENFIELD AVE	006-171-02	C-3	Commercial - Improved	No	GC	N	N	0.13	Moderate Income	30	2	0	2
27	145	118 GREENFIELD AVE	006-171-03	C-3	Commercial - Improved	No	GC	N	N	0.19	Moderate Income	30	4	0	4

Housing Element Opportunity Sites

Town of San Anselmo **Site 28**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
28	154	128 GREENFIELD AVE	006-171-05	C-3	Commercial - Improved	No	GC	N	N	0.16	Moderate Income	30	3	0	3
28	155	130 GREENFIELD AVE	006-171-06	C-3	Commercial - Improved	No	GC	25	N	0.51	Lower Income	30	11	0	11
28	156	144 GREENFIELD AVE	006-171-07	C-3	Single-Resid. - Improved	No	GC	N	N	0.17	Moderate Income	30	3	1	2
28	157	6 W HILLSIDE AVE	006-171-08	C-3	Single-Resid. - Improved	No	GC	N	N	0.6	Lower Income	30	13	1	12

Housing Element Opportunity Sites

Town of San Anselmo **Site 29**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
29	158	5 W HILLSIDE AVE	006-172-02	R-1	Single-Resid. - Unimproved	Yes	VLD	26	N	0.72	Lower Income	30	16	0	16

Housing Element Opportunity Sites

Town of San Anselmo **Site 30**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
30	159	208 GREENFIELD AVE	006-173-11	C-3	Commercial - Improved	No	GC	N	N	0.57	Lower Income	30	12	0	12
30	160	210 GREENFIELD AVE	006-173-04	C-3	Commercial - Improved	No	GC	N	N	0.24	Moderate Income	30	5	0	5
30	161	222 GREENFIELD AVE	006-173-16	C-3	Commercial - Improved	No	GC	N	N	0.53	Lower Income	30	11	0	11
30	162	224 GREENFIELD AVE	006-173-17	C-3	Commercial - Improved	No	GC	N	N	0.59	Lower Income	30	13	0	13
30	163	230 GREENFIELD AVE	006-173-07	C-3	Commercial - Improved	No	GC	27	N	0.44	Moderate Income	30	9	0	9
30	164	270 GREENFIELD AVE	006-173-22	C-3	Commercial - Unimproved	Yes	GC	N	N	0.29	Moderate Income	30	6	0	6

Housing Element Opportunity Sites

Town of San Anselmo **Site 31**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
31	165	275 GREENFIELD AVE	006-211-21	C-3	Commercial - Improved	No	GC	28	N	0.21	Moderate Income	30	4	0	4

Housing Element Opportunity Sites

Town of San Anselmo **Site 32**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
32	39	77 TAMALPAIS AVE	007-212-06	R-1	Single-Resid. - Improved	No	DMR	N	N	0.2	Above Moderate Income	30	4	1	3
32	40	69 TAMALPAIS AVE	007-212-07	R-1	Single-Resid. - Improved	No	DMR	29	N	0.23	Above Moderate Income	30	5	1	4
32	41	67 TAMALPAIS AVE	007-212-08	R-1	Single-Resid. - Improved	No	DMR	N	N	0.14	Above Moderate Income	30	3	1	2
32	42	63 TAMALPAIS AVE	007-212-09	R-1	Single-Resid. - Improved	No	DMR	N	N	0.18	Above Moderate Income	30	3	1	2
32	50	72 MAGNOLIA AVE	007-212-45	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 33**



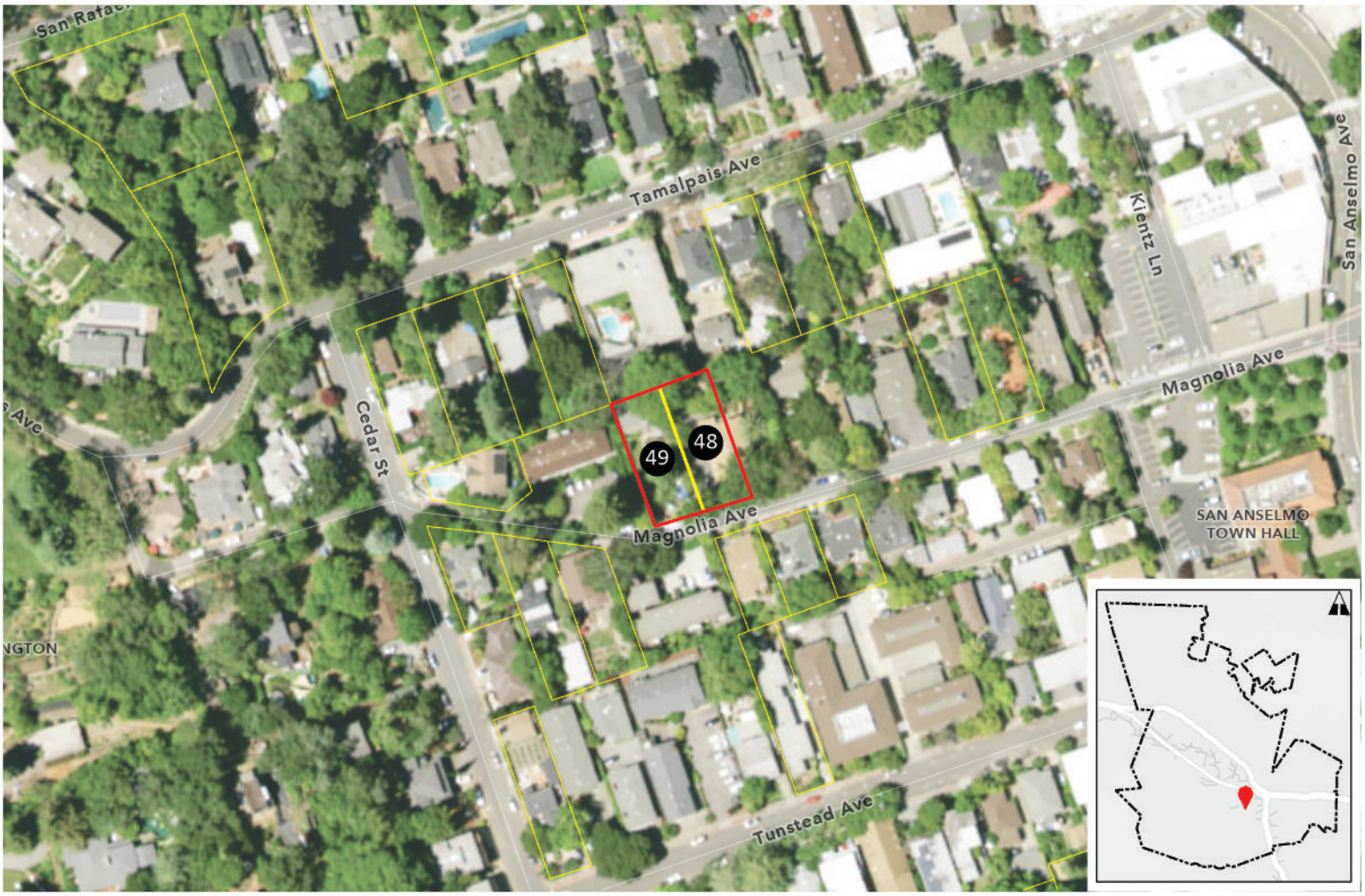
Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
33	43	47 TAMALPAIS AVE	007-212-12	R-1	Single-Resid. - Improved	No	DMR	N	N	0.17	Above Moderate Income	30	3	2	1
33	44	43 TAMALPAIS AVE	007-212-13	R-1	Single-Resid. - Improved	No	DMR	31	N	0.16	Above Moderate Income	30	3	1	2
33	45	41 TAMALPAIS AVE	007-212-14	R-1	Single-Resid. - Improved	No	DMR	N	N	0.17	Above Moderate Income	30	3	1	2

Housing Element Opportunity Sites

Town of San Anselmo **Site 34**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
34	48	54 MAGNOLIA AVE APT 3	007-212-50	R-3	Multiple-Resid. - Improved	No	DMR	30	N	0.15	Above Moderate Income	30	3	0	3
34	49	58 MAGNOLIA AVE	007-212-43	R-1	Single-Resid. - Improved	No	DMR	N	N	0.15	Above Moderate Income	30	3	1	2

Housing Element Opportunity Sites

Town of San Anselmo **Site 35**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
35	46	30 MAGNOLIA AVE	007-212-36	R-1	Single-Resid. - Improved	No	DMR	N	N	0.14	Above Moderate Income	30	3	1	2
35	47	36 MAGNOLIA AVE UNIT 2	007-212-37	R-2	Multiple-Resid. - Improved	No	DMR	32	N	0.2	Above Moderate Income	30	4	2	2

Housing Element Opportunity Sites

Town of San Anselmo **Site 36**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
36	51	73 MAGNOLIA AVE	007-213-57	R-1	Single-Resid. - Improved	No	DMR	N	N	0.13	Above Moderate Income	30	2	1	1
36	52	69 MAGNOLIA AVE	007-213-08	R-1	Single-Resid. - Improved	No	DMR	33	N	0.18	Above Moderate Income	30	4	1	3
36	53	63 MAGNOLIA AVE	007-213-55	R-1	Multiple-Resid. - Improved	No	DMR	N	N	0.16	Above Moderate Income	30	3	2	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 37**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
37	56	47 MAGNOLIA AVE	007-213-15	R-1	Single-Resid. - Improved	No	DMR	N	N	0.1	Above Moderate Income	30	2	1	1
37	57	43 MAGNOLIA AVE	007-213-16	R-1	Single-Resid. - Improved	No	DMR	34	N	0.11	Above Moderate Income	30	2	1	1
37	58	41 MAGNOLIA AVE	007-213-17	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 38**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
38	55	172 TUNSTEAD AVE	007-213-44	R-2	Multiple-Resid. - Improved	No	DMR	N	N	0.15	Above Moderate Income	30	3	2	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 39**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
39	54	196 TUNSTEAD AVE	007-213-50	R-2	Single-Resid. - Improved	No	DMR	35	N	0.16	Above Moderate Income	30	3	1	2

Housing Element Opportunity Sites

Town of San Anselmo **Site 40**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
40	122	206 SIR FRANCIS DRAKE BLVD	006-252-02	C-2	Commercial - Improved	No	CC	36	N	0.15	Moderate Income	30	3	1	2
40	123	214 SIR FRANCIS DRAKE BLVD	006-252-03	C-2	Commercial - Improved	No	CC	N	N	0.15	Moderate Income	30	3	0	3

Housing Element Opportunity Sites

Town of San Anselmo **Site 41**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
41	117	100 SIR FRANCIS DRAKE BLVD	006-241-63	C-3	Commercial - Improved	No	CC	N	N	0.15	Moderate Income	30	3	0	3
41	118	120 SIR FRANCIS DRAKE BLVD	006-241-61	C-3	Commercial - Improved	No	CC	N	N	0.52	Lower Income	30	11	0	11
41	119	130 SIR FRANCIS DRAKE BLVD	006-241-56	C-3	Commercial - Improved	No	CC	N	N	0.76	Lower Income	30	17	0	17
41	120	160 SIR FRANCIS DRAKE BLVD	006-241-05	C-3	Commercial - Improved	No	CC	37	N	0.43	Moderate Income	30	9	0	9
41	121	190 SIR FRANCIS DRAKE BLVD	006-241-06	C-3	Commercial - Improved	No	CC	N	N	0.47	Moderate Income	30	10	0	10

Housing Element Opportunity Sites

Town of San Anselmo **Site 42**



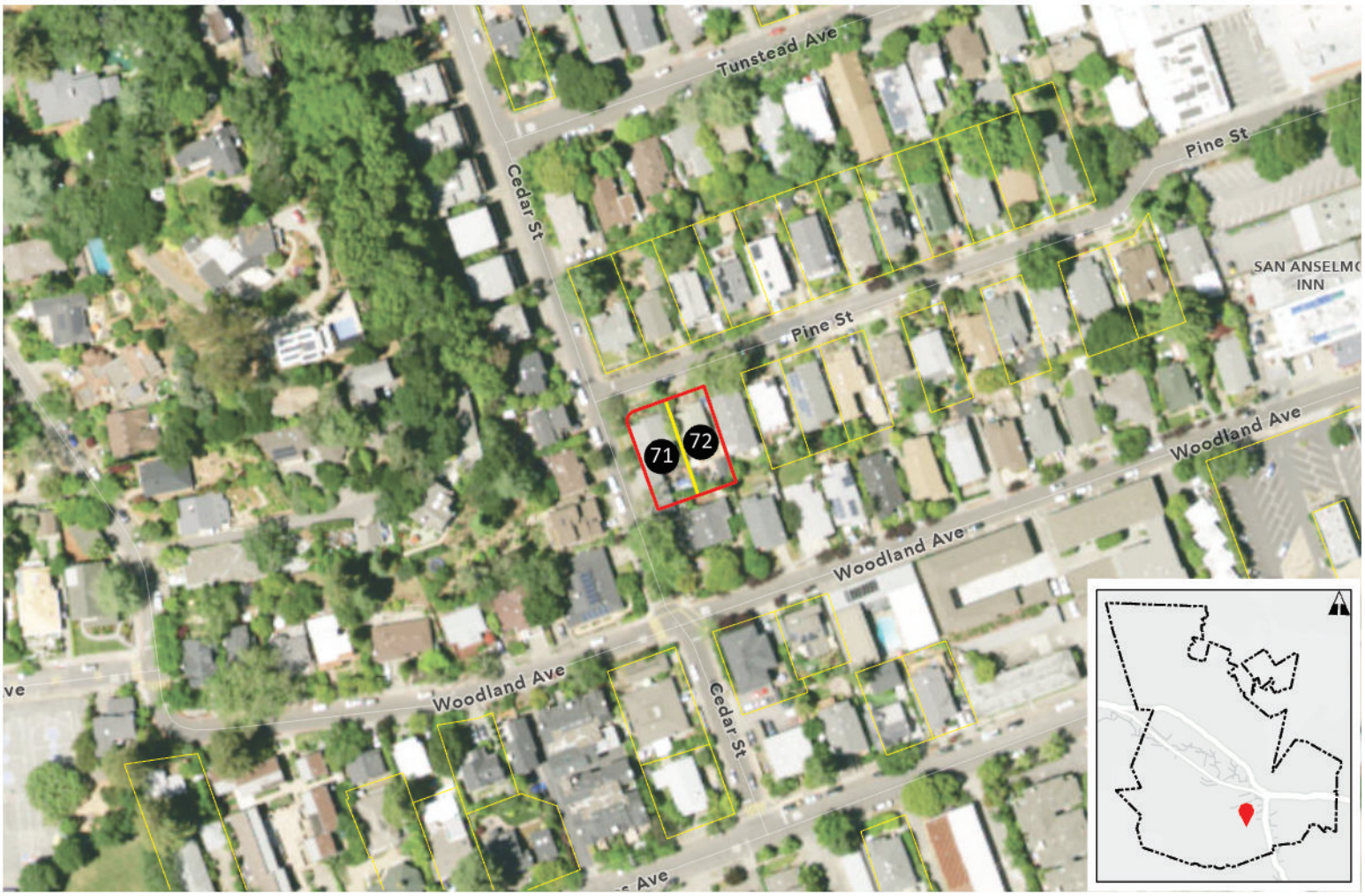
Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
42	59	140 PINE ST	007-251-27	R-1	Single-Resid. - Improved	No	DMR	N	N	0.12	Above Moderate Income	30	2	1	1
42	60	144 PINE ST	007-251-28	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1
42	61	150 PINE ST	007-251-29	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1
42	62	154 PINE ST	007-251-30	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1
42	63	158 PINE ST	007-251-31	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1
42	64	160 PINE ST	007-251-32	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1
42	65	164 PINE ST	007-251-33	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1
42	66	170 PINE ST	007-251-34	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1
42	67	174 PINE ST	007-251-35	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1
42	68	178 PINE ST	007-251-36	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1
42	69	182 PINE ST	007-251-37	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1
42	70	184 PINE ST	007-251-38	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 43**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
43	71	177 PINE ST	007-252-01	R-1	Single-Resid. - Improved	No	DMR	N	N	0.1	Above Moderate Income	30	2	1	1
43	72	171 PINE ST	007-252-02	R-1	Single-Resid. - Improved	No	DMR	N	N	0.09	Above Moderate Income	30	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 44**



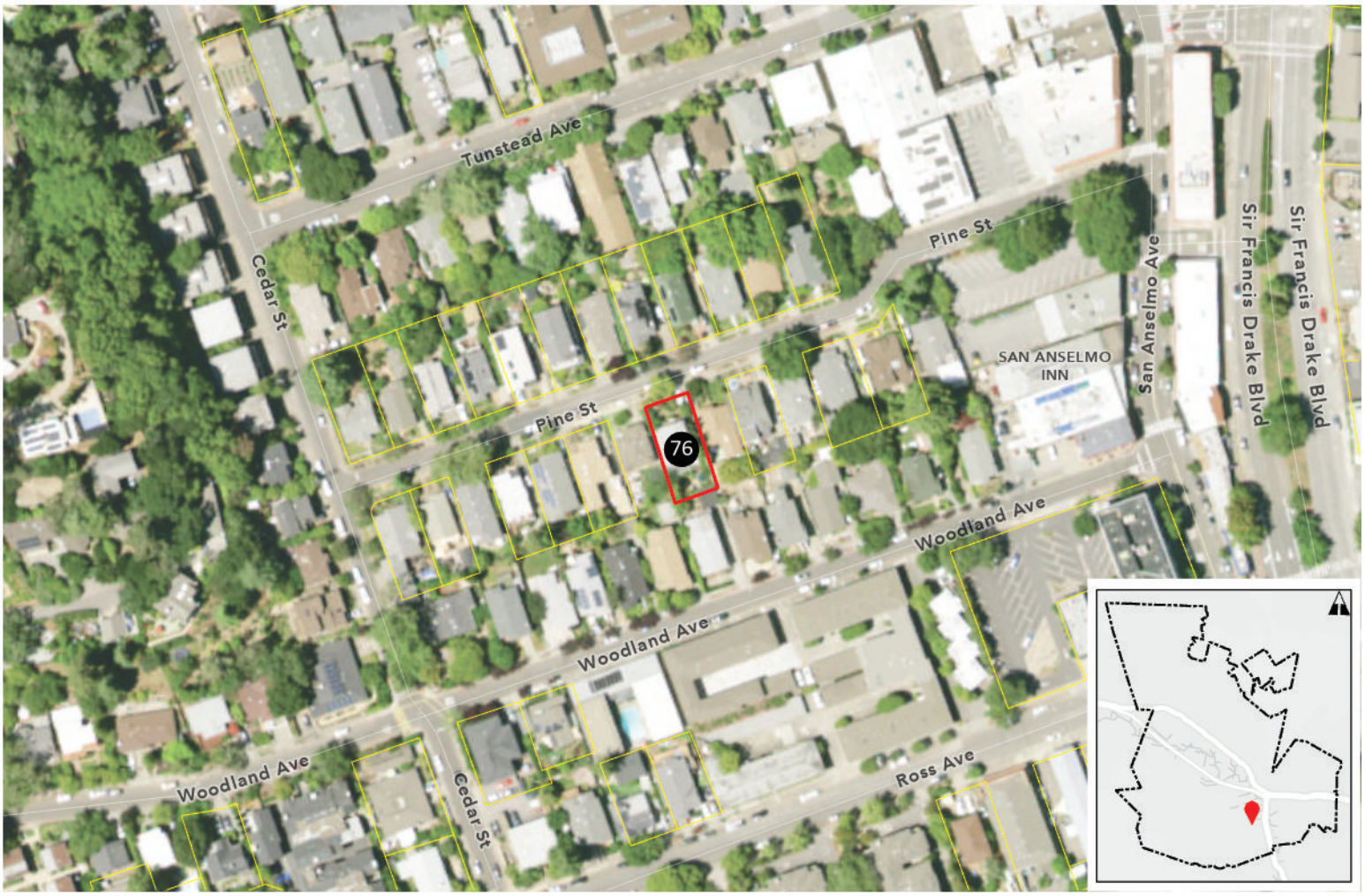
Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
44	73	165 PINE ST	007-252-04	R-1	Single-Resid. - Improved	No	DMR	N	N	0.09	Above Moderate Income	30	2	1	1
44	74	161 PINE ST	007-252-05	R-1	Single-Resid. - Improved	No	DMR	N	N	0.09	Above Moderate Income	30	2	1	1
44	75	155 PINE ST	007-252-06	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 45**



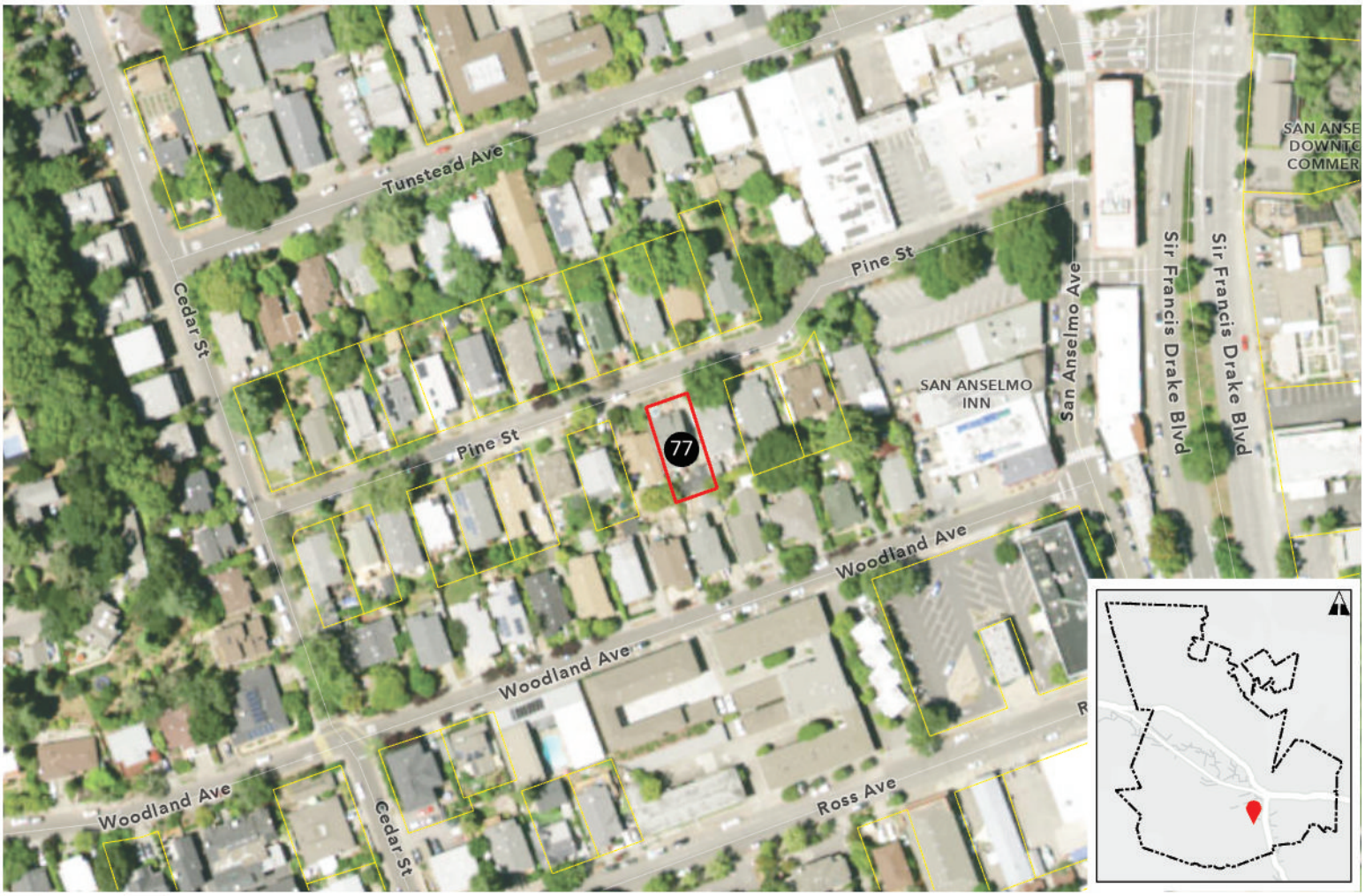
Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
45	76	147 PINE ST	007-252-08	R-1	Single-Resid. - Improved	No	DMR	N	N	0.1	Above Moderate Income	30	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 46**



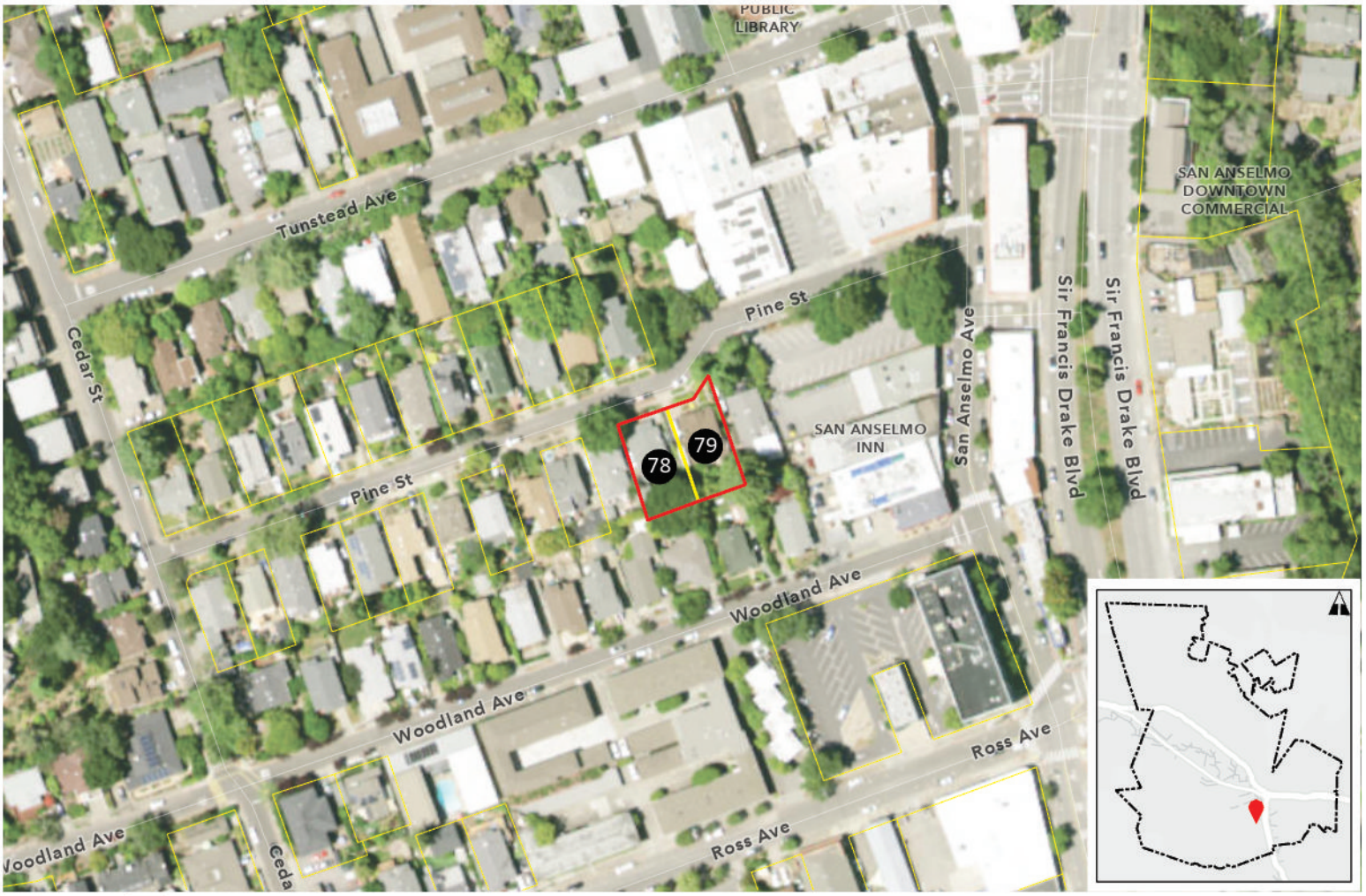
Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
46	77	141 PINE ST	007-252-10	R-1	Single-Resid. - Improved	No	DMR	N	N	0.1	Above Moderate Income	30	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 47**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
47	78	131 PINE ST	007-252-12	R-1	Single-Resid. - Improved	No	DMR	N	N	0.12	Above Moderate Income	30	2	1	1
47	79	129 PINE ST	007-252-13	R-1	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 48**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
48	91	110 ROSS AVE	007-281-21	R-2	Multiple-Resid. - Improved	No	DMR	N	N	0.4	Above Moderate Income	30	9	2	7

Housing Element Opportunity Sites

Town of San Anselmo **Site 49**



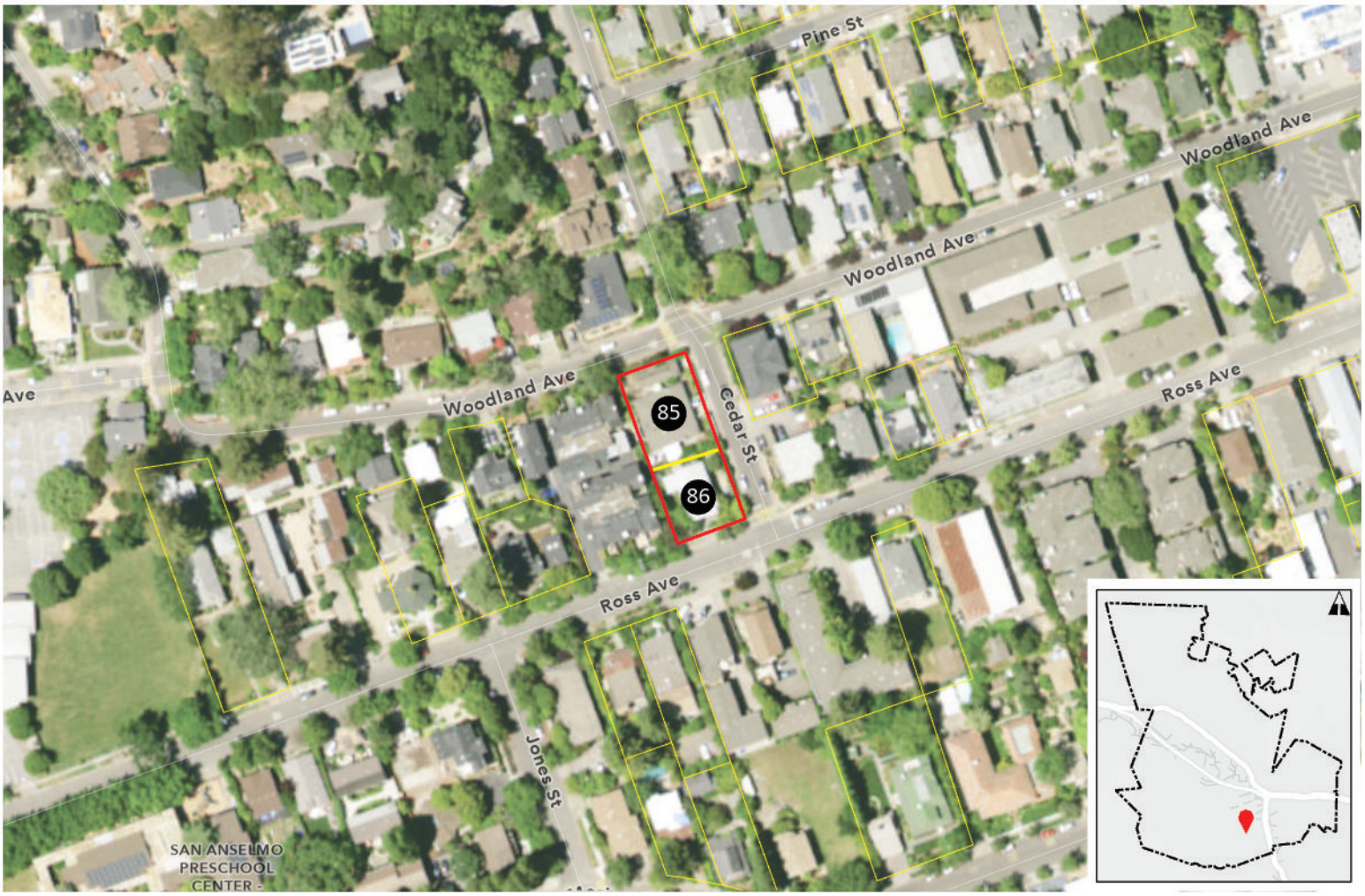
Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
49	87	80 ROSS AVE	007-281-13	R-2	Single-Resid. - Improved	No	DMR	N	N	0.17	Above Moderate Income	30	3	2	1
49	88	87 WOODLAND AVE	007-281-09	R-2	Single-Resid. - Improved	No	DMR	N	N	0.11	Above Moderate Income	30	2	1	1
49	89	88 ROSS AVE	007-281-14	R-2	Single-Resid. - Improved	No	DMR	N	N	0.13	Above Moderate Income	30	2	1	1
49	90	102 ROSS AVE	007-281-19	R-2	Exemption - Improved	No	DMR	N	N	0.2	Above Moderate Income	30	4	1	3

Housing Element Opportunity Sites

Town of San Anselmo **Site 50**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
50	85	1 CEDAR ST	007-281-11	R-2	Multiple-Resid. - Improved	No	DMR	N	N	0.16	Above Moderate Income	30	3	2	1
50	86	68 ROSS AVE	007-281-12	R-2	Single-Resid. - Improved	No	DMR	N	N	0.12	Above Moderate Income	30	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 51**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
51	83	59 WOODLAND AVE	007-282-24	R-1	Single-Resid. - Improved	No	DMR	N	N	0.09	Above Moderate Income	30	2	1	1
51	84	61 WOODLAND AVE	007-282-23	R-1	Exemption - Improved	No	DMR	N	N	0.13	Above Moderate Income	30	2	0	2

Housing Element Opportunity Sites

Town of San Anselmo **Site 52**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
52	81	48 ROSS AVE	007-282-12	R-1	Single-Resid. - Improved	No	DMR	N	N	0.09	Above Moderate Income	30	2	1	1
52	82	50 ROSS AVE	007-282-13	R-1	Single-Resid. - Improved	No	DMR	N	N	0.1	Above Moderate Income	30	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 53**



Parcels Site Refinement Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
53	80	305 SAN ANSELMO AVE	007-282-20	C-2	Commercial - Improved	No	CC	N	N	0.75	Lower Income	30	26	0	26

Housing Element Opportunity Sites

Town of San Anselmo **Site 54**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
54	93	73 ROSS AVE	007-284-02	R-2	Single-Resid. - Improved	No	DMR	N	N	0.14	Above Moderate Income	30	3	1	2
54	94	70 MARIPOSA AVE	007-284-34	R-2	Single-Resid. - Improved	No	DMR	N	N	0.15	Above Moderate Income	30	3	1	2
54	95	64 MARIPOSA AVE	007-284-33	R-2	Single-Resid. - Improved	No	DMR	N	N	0.14	Above Moderate Income	30	3	2	1
54	96	71 ROSS AVE	007-284-03	R-2	Multiple-Resid. - Improved	No	DMR	N	N	0.18	Above Moderate Income	30	4	2	2

Housing Element Opportunity Sites

Town of San Anselmo **Site 55**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
55	98	51 ROSS AVE	007-284-07	R-1	Multiple-Resid. - Improved	No	DMR	N	N	0.19	Above Moderate Income	30	4	2	2

Housing Element Opportunity Sites

Town of San Anselmo **Site 56**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
56	97	50 MARIPOSA AVE	007-284-50	R-2	Single-Resid. - Improved	No	DMR	N	N	0.36	Above Moderate Income	30	8	1	7
56	107	21 MARIPOSA AVE	007-301-06	C-3	Commercial - Improved	No	GC	N	N	0.35	Moderate Income	30	7	0	7
56	108	121 SAN ANSELMO AVE	007-301-19	C-3	Commercial - Improved	No	GC	N	N	0.64	Lower Income	30	14	0	14
56	109	115 SAN ANSELMO AVE	007-301-18	C-3	Commercial - Improved	No	GC	N	N	0.13	Moderate Income	30	2	0	2
56	110	101 SAN ANSELMO AVE	007-301-20	C-3	Commercial - Improved	No	GC	N	N	0.33	Moderate Income	30	7	0	7

Housing Element Opportunity Sites

Town of San Anselmo **Site 57**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
57	100	23 ROSS AVE	007-284-10	C-3	Single-Resid. - Improved	No	GC	N	N	0.18	Above Moderate Income	30	4	1	3
57	111	55 SAN ANSELMO AVE	007-302-13	C-3	Commercial - Improved	No	GC	N	N	0.16	Moderate Income	30	3	1	2
57	112	35 SAN ANSELMO AVE	007-302-14	C-3	Commercial - Improved	No	GC	N	N	0.13	Moderate Income	30	2	1	1
57	113	29 SAN ANSELMO AVE	007-302-15	C-3	Commercial - Improved	No	GC	N	N	0.13	Moderate Income	30	2	1	1
57	115	21 SAN ANSELMO AVE	007-302-17	C-3	Commercial - Improved	No	GC	N	N	0.31	Moderate Income	30	6	0	6

Housing Element Opportunity Sites

Town of San Anselmo **Site 58**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
58	99	22 MARIPOSA AVE	007-284-22	C-3	Single-Resid. - Improved	No	GC	N	N	0.1	Above Moderate Income	30	2	1	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 59**



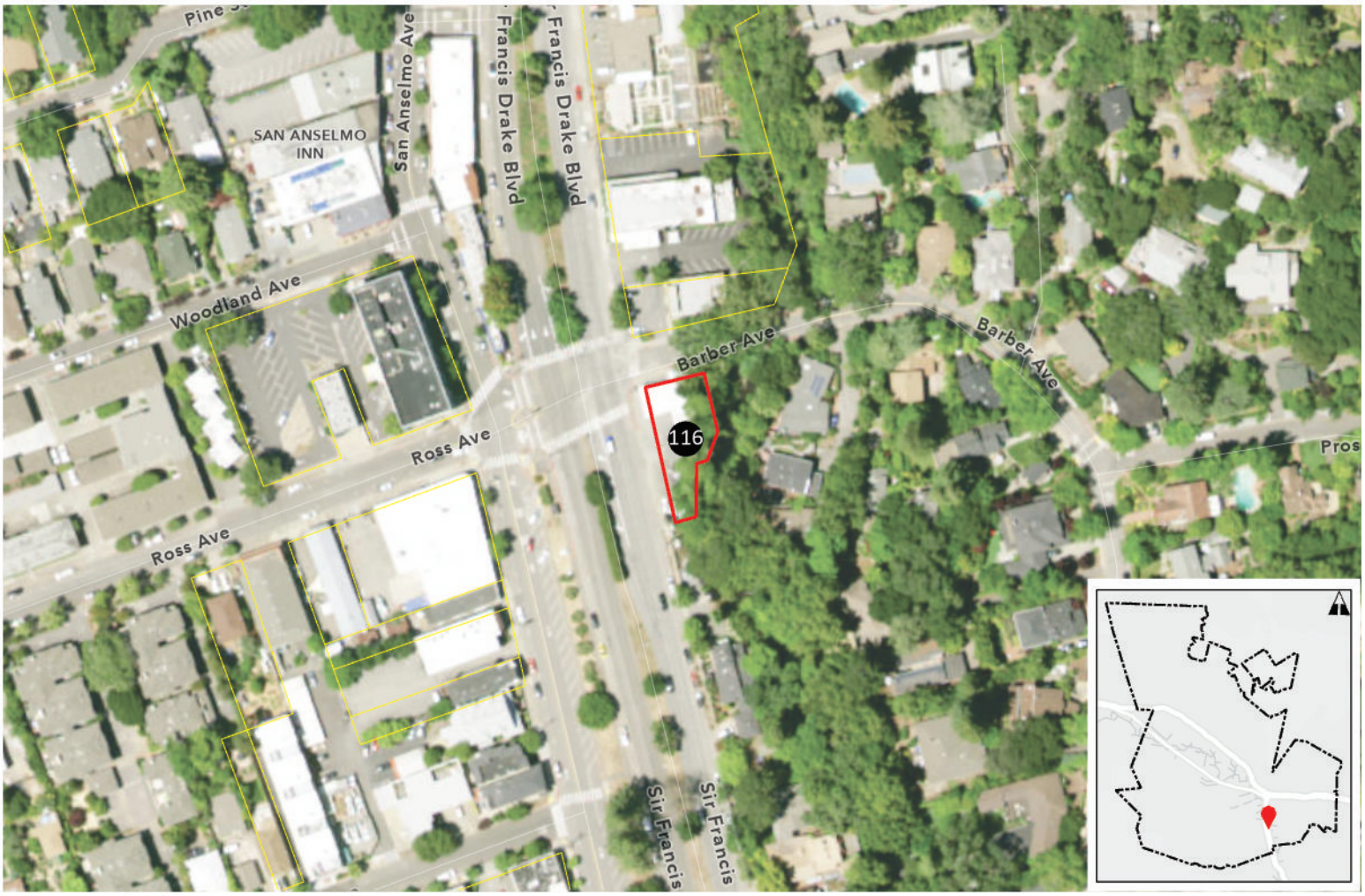
Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
59	101	15 ROSS AVE	007-284-12	C-3	Commercial - Improved	No	GC	N	N	0.12	Moderate Income	30	2	0	2
59	102	243 SAN ANSELMO AVE	007-284-13	C-3	Commercial - Improved	No	GC	N	N	0.35	Moderate Income	30	7	0	7
59	103	233 SAN ANSELMO AVE	007-284-14	C-3	Commercial - Improved	No	GC	N	N	0.11	Moderate Income	30	2	0	2
59	104	223 SAN ANSELMO AVE	007-284-49	C-3	Commercial - Improved	No	GC	N	N	0.2	Moderate Income	30	4	0	4
59	105	217 SAN ANSELMO AVE	007-284-17	C-3	Commercial - Improved	No	GC	N	N	0.11	Moderate Income	30	2	0	2

Housing Element Opportunity Sites

Town of San Anselmo **Site 60**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
60	116	98 SIR FRANCIS DRAKE BLVD	006-191-36	C-3	Commercial - Improved	No	CC	N	N	0.14	Moderate Income	30	3	0	3

Housing Element Opportunity Sites

Town of San Anselmo **Site 61**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
61	106	151 SAN ANSELMO AVE	007-301-07	C-3	Commercial - Improved	No	GC	N	N	0.38	Moderate Income	30	8	7	1

Housing Element Opportunity Sites

Town of San Anselmo **Site 62**



Parcels Opportunity Sites

Scale: 1:2,000

Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
62	114	25 SAN ANSELMO AVE	007-302-16	C-3	Commercial - Improved	No	GC	N	N	0.14	Moderate Income	30	3	0	3

Government Code Section 65583.

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction's allocation of very low income households pursuant to Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4)

(A) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

(i) The maximum number of beds or persons permitted to be served nightly by the facility.

(ii) Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

(iii) The size and location of exterior and interior onsite waiting and client intake areas.

(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(B) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction's need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.

(D) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

(5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7).

(6) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing.

(7) An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on the capacity necessary to accommodate the most recent homeless point-in-time count conducted before the start of the planning period, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a one-year period, and the percentage of those in emergency shelters that move to permanent housing solutions. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period. An analysis

of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.

(8) An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.

(9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.

(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.

(C) The analysis shall identify public and private nonprofit corporations known to the local government that have legal and managerial capacity to acquire and manage these housing developments.

(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs that can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program that have not been legally obligated for other purposes and that could be available for use in preserving assisted housing developments.

(b)

(1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.

(c) A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the

goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing and subsidy programs when available, and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

(A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions with an eight-year housing element planning period pursuant to Section 65588, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Section 65585 or the date that is 90 days after receipt of comments from the department pursuant to subdivision (b) of Section 65585, whichever is earlier, unless the deadline is extended pursuant to subdivision (f). Notwithstanding the foregoing, for a local government that fails to adopt a housing element within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than three years and 120 days from the statutory deadline in Section 65588 for adoption of the housing element.

(B) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2. The identification of sites shall include all components specified in Section 65583.2.

(C) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.

(2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Supportive housing, as defined in Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted, as provided in Article 11 (commencing with Section 65650).

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

(6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(7) Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, “accessory dwelling units” has the same meaning as “accessory dwelling unit” as defined in paragraph (4) of subdivision (i) of Section 65852.2.

(8) Include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.

(9) Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(10)

(A) Affirmatively further fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2. The program shall include an assessment of fair housing in the jurisdiction that shall include all of the following components:

(i) A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction’s fair housing enforcement and fair housing outreach capacity.

(ii) An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk.

(iii) An assessment of the contributing factors for the fair housing issues identified under clause (ii).

(iv) An identification of the jurisdiction’s fair housing priorities and goals, giving highest priority to those factors identified in clause (iii) that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance, and identifying the metrics and milestones for determining what fair housing results will be achieved.

(v) Strategies and actions to implement those priorities and goals, which may include, but are not limited to, enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protecting existing residents from displacement.

(B) A jurisdiction that completes or revises an assessment of fair housing pursuant to Subpart A (commencing with Section 5.150) of Part 5 of Subtitle A of Title 24 of the Code of Federal Regulations, as

published in Volume 80 of the Federal Register, Number 136, page 42272, dated July 16, 2015, or an analysis of impediments to fair housing choice in accordance with the requirements of Section 91.225 of Title 24 of the Code of Federal Regulations in effect before August 17, 2015, may incorporate relevant portions of that assessment or revised assessment of fair housing or analysis or revised analysis of impediments to fair housing into its housing element.

(C) The requirements of this paragraph shall apply to housing elements due to be revised pursuant to Section 65588 on or after January 1, 2021.

(d)

(1) A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters pursuant to paragraph (4) of subdivision (a) by adopting and implementing a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the participating jurisdictions to develop at least one year-round emergency shelter within two years of the beginning of the planning period.

(2) The agreement shall allocate a portion of the new shelter capacity to each jurisdiction as credit toward its emergency shelter need, and each jurisdiction shall describe how the capacity was allocated as part of its housing element.

(3) Each member jurisdiction of a multijurisdictional agreement shall describe in its housing element all of the following:

(A) How the joint facility will meet the jurisdiction's emergency shelter need.

(B) The jurisdiction's contribution to the facility for both the development and ongoing operation and management of the facility.

(C) The amount and source of the funding that the jurisdiction contributes to the facility.

(4) The aggregate capacity claimed by the participating jurisdictions in their housing elements shall not exceed the actual capacity of the shelter.

(e) Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following:

(1) A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when a city, county, or city and county submits a draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section.

(2) Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.

(f) The deadline for completing required rezoning pursuant to subparagraph (A) of paragraph (1) of subdivision (c) shall be extended by one year if the local government has completed the rezoning at densities sufficient to accommodate at least 75 percent of the units for low- and very low income households and if the legislative body at the conclusion of a public hearing determines, based upon substantial evidence, that any of the following circumstances exist:

(1) The local government has been unable to complete the rezoning because of the action or inaction beyond the control of the local government of any other state, federal, or local agency.

(2) The local government is unable to complete the rezoning because of infrastructure deficiencies due to fiscal or regulatory constraints.

(3) The local government must undertake a major revision to its general plan in order to accommodate the housing-related policies of a sustainable communities strategy or an alternative planning strategy adopted pursuant to Section 65080.

The resolution and the findings shall be transmitted to the department together with a detailed budget and schedule for preparation and adoption of the required rezonings, including plans for citizen participation and expected interim action. The schedule shall provide for adoption of the required rezoning within one year of the adoption of the resolution.

(g)

(1) If a local government fails to complete the rezoning by the deadline provided in subparagraph (A) of paragraph (1) of subdivision (c), as it may be extended pursuant to subdivision (f), except as provided in paragraph (2), a local government may not disapprove a housing development project, nor require a conditional use permit, planned unit development permit, or other locally imposed discretionary permit, or impose a condition that would render the project infeasible, if the housing development project (A) is proposed to be located on a site required to be rezoned pursuant to the program action required by that subparagraph and (B) complies with applicable, objective general plan and zoning standards and criteria, including design review standards, described in the program action required by that subparagraph. Any subdivision of sites shall be subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)). Design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

(2) A local government may disapprove a housing development described in paragraph (1) if it makes written findings supported by substantial evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(3) The applicant or any interested person may bring an action to enforce this subdivision. If a court finds that the local agency disapproved a project or conditioned its approval in violation of this subdivision, the court shall issue an order or judgment compelling compliance within 60 days. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders to ensure that the purposes and policies of this subdivision are fulfilled. In any such action, the city, county, or city and county shall bear the burden of proof.

(4) For purposes of this subdivision, "housing development project" means a project to construct residential units for which the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of at least 49 percent of the housing units for very low, low-, and moderate-income households with an affordable housing cost or affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, respectively, for the period required by the applicable financing.

(h) An action to enforce the program actions of the housing element shall be brought pursuant to Section 1085 of the Code of Civil Procedure.

(i) Notwithstanding any other law, the otherwise applicable timeframe set forth in paragraph (2) of subdivision (b) and subdivision (d) of Section 21080.3.1 of the Public Resources Code, and paragraph (3) of subdivision (d) of Section 21082.3 of the Public Resources Code, for a Native American Tribe to respond to a lead agency and request consultation in writing is

extended by 30 days for any housing development project application determined or deemed to be complete on or after March 4, 2020, and prior to December 31, 2021.

(j) On or after January 1, 2024, at the discretion of the department, the analysis of government constraints pursuant to paragraph (5) of subdivision (a) may include an analysis of constraints upon the maintenance, improvement, or development of housing for persons with a characteristic identified in subdivision (b) of Section 51 of the Civil Code. The implementation of this subdivision is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose.

(Amended by Stats. 2020, Ch. 195, Sec. 2. (AB 1561) Effective January 1, 2021.)

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

June 10, 2020

MEMORANDUM FOR: Planning Directors and Interested Parties

FROM: Megan Kirkeby, Acting Deputy Director
Division of Housing Policy Development

SUBJECT: **Housing Element Site Inventory Guidebook**
Government Code Section 65583.2

The housing element of the general plan must include an inventory of land suitable and available for residential development to meet the locality's regional housing need by income level. The purpose of this Guidebook is to assist jurisdictions and interested parties with the development of the site inventory analysis for the 6th Housing Element Planning Cycle and identify changes to the law as a result of Chapter 375, Statutes of 2017 (AB 1397), Chapter 958, Statutes of 2018 (AB 686), Chapter 664, Statutes of 2019 (AB 1486), and Chapter 667, Statutes of 2019 (SB 6). The Guidebook should be used in conjunction with the site inventory form developed by the California Department of Housing and Community Development (HCD). These laws introduced changes to the following components of the site inventory:

- Design and development of the site inventory (SB 6, 2019)
- Requirements in the site inventory table (AB 1397, 2017 AB 1486, 2019)
- Capacity calculation (AB 1397, 2017)
- Infrastructure requirements (AB 1397, 2017)
- Suitability of nonvacant sites (AB 1397, 2017)
- Size of site requirements (AB 1397, 2017)
- Locational requirements of identified sites (AB 686, 2018)
- Sites identified in previous housing elements (AB 1397, 2017)
- Nonvacant site replacement unit requirements (AB 1397, 2017)
- Rezone program requirements (AB 1397, 2017)

The workbook is divided into five components: (Part A) identification of sites; (Part B) sites to accommodate the lower income RHNA; (Part C) capacity analysis; (Part D) non-vacant sites; and (Part E) determination of adequate sites.

If you have any questions, or would like additional information or technical assistance, please contact the Division of Housing Policy Development at (916) 263-2911.

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BACKGROUND AND PURPOSE

Housing Element Site Inventory Requirements

Scarcity of land with adequately zoned capacity is a significant contributor to increased land prices and housing development costs. A lack of adequately zoned sites exacerbates the already significant deficit of housing affordable to lower income households. An effective housing element provides the necessary conditions for conserving, preserving and producing an adequate supply of housing affordable at a variety of income levels and provides a vehicle for establishing and updating housing and land-use strategies to reflect changing needs, resources, and conditions. Among other things, the housing element establishes a jurisdiction's strategy to plan for and facilitate the development of housing over the five-to-eight year planning period by providing an inventory of land adequately zoned or planned to be zoned for housing and programs to implement the strategy.

The purpose of the housing element's site inventory is to identify and analyze specific land (sites) that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's Regional Housing Need Allocation (RHNA). The available and suitable sites are referred to as "adequate sites" throughout this Guidebook. The site inventory enables the jurisdiction to determine whether there are sufficient adequate sites to accommodate the RHNA by income category. A site inventory and analysis will determine whether program actions must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new development need.

Sites are suitable for residential development if zoned appropriately and available for residential use during the planning period. If the inventory demonstrates that there are insufficient sites to accommodate the RHNA for each income category, the inventory must identify sites for rezoning to be included in a housing element program to identify and make available additional sites to accommodate those housing needs early within the planning period.

Other characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., size and shape of the site, improvements currently on the site, slope instability or erosion, or environmental and pollution considerations), location (e.g., proximity to and access to infrastructure, transit, job centers, and public or community services), competitiveness for affordable housing funding (e.g., Low Income Housing Tax Credit scoring criteria), and likelihood or interest in development due to access to opportunities such as jobs and high performing schools[1]. When determining sites to include in the inventory to meet the lower income housing need, HCD recommends that a local government first identify development potential in high opportunity neighborhoods. This will assist the local government in meeting its requirements to affirmatively further fair housing and ensure developments are more competitive for development financing.

[1] Please Note: Significant increases in the housing capacity of the residential land inventory of the housing element could also warrant planning for updating of other elements, including the land use, safety, circulation elements and inclusion of an environmental justice element or environmental justice policies. The housing element must include a program describing the means by which consistency will be achieved with other general plan elements and community goals (GC 65583(c)(8)).

SITE INVENTORY GUIDEBOOK FRAMEWORK

The following is a Guidebook designed to assist a jurisdiction through the site inventory analysis required by Housing Element Law. Use of the Guidebook is not required for a determination of compliance by HCD. The Guidebook is intended to facilitate the jurisdiction in determining if adequate sites are available by income category to accommodate the jurisdiction's share of the RHNA or if rezoning or other program actions are needed. Areas of the law that are newly added since the beginning of the 5th housing element cycle are marked with the designation ***NEW*.**

Guidebook Structure

PART A: IDENTIFICATION OF SITES

General characteristics of suitable sites identified in the inventory, including zoning, infrastructure availability, and environmental constraints, among others.

PART B: SITES TO ACCOMMODATE LOW AND VERY LOW- INCOME RHNA

Analysis to determine if sites are appropriate to accommodate the jurisdiction's RHNA for low- and very low-income households.

PART C: CAPACITY ANALYSIS

Description of the methodology used to determine the number of units that can be reasonably developed on a site.

PART D: NONVACANT SITES

Analysis to determine if nonvacant sites are appropriate to accommodate the jurisdiction's RHNA.

PART E: DETERMINATION OF ADEQUATE SITES

After consideration of the above analysis and any alternate methods to accommodate RHNA, the determination of whether sufficient sites exist to accommodate RHNA or if there is a shortfall requiring a program to rezone additional sites.

PART A: IDENTIFICATION OF SITES

Step 1: Identification of Developable Sites

Government Code section 65583.2(a)

Generally, a site is a parcel or a group of parcels that can accommodate a portion of the jurisdictions RHNA. A jurisdiction must identify, as part of an inventory, sites within its boundaries (i.e., city limits or a county's unincorporated area)[2] that could have the potential for new residential development within the eight- or five-year timeframe of the housing element planning period.

Types of sites include:

- Vacant sites zoned for residential use.
- Vacant sites zoned for nonresidential use that allow residential development.
- Residentially zoned sites that are capable of being developed at a higher density (nonvacant sites, including underutilized sites).
- Sites owned or leased by a city, county, or city and county.
- Sites zoned for nonresidential use that can be redeveloped for residential use and a program is included to rezone the site to permit residential use.

Pending, approved, or permitted development:

Projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. For these projects, affordability is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project (See Part E). For projects yet to receive their certificate of occupancy or final permit, the element must demonstrate that the project is expected to be built within the planning period.

Definition of Planning Period: The "Planning period" is the time period between the due date for one housing element and the due date for the next housing element (Government Code section 65588(f)(1).) For example, the San Diego Association of Governments' 6th Cycle Planning Period is April 15, 2021 to April 15, 2029.

Definition of Projection Period: "Projection period" is the time period for which the regional housing need is calculated (Government Code section 65588(f)(2).). For example, the San Diego Association of Governments' 6th Cycle Projection Period is June 30, 2020 to April 15, 2029.

Please note, sites with development projects where completed entitlements have been issued are no longer available for prospective development and must be credited towards the RHNA based on the affordability and unit count of the development. "Completed entitlements" means a housing development or project which has received all the required land use approvals or entitlements necessary for the issuance of a building permit. This

[2] In some cases, jurisdictions may want to include sites anticipated to be annexed in the planning period. Annexation is considered a rezoning effort to accommodate a shortfall of sites. For more information on annexation please see Part E, Step 3.

means that there is no additional action required to be eligible to apply and obtain a building permit.

Jurisdictions may choose to credit sites with pending projects since the beginning of the RHNA projection period towards their RHNA based on affordability and unit count within the proposed project but must demonstrate the units can be built within the remaining planning period. Affordability must be based on the projected sales prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project.

Census definition of a unit: A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall. Living quarters of the following types are excluded from the housing unit definition: dormitories, bunkhouses, and barracks; quarters in predominantly transient hotels, motels, and the like, except those occupied by persons who consider the hotel their usual place of residence; quarters in institutions, general hospitals, and military installations, except those occupied by staff members or resident employees who have separate living arrangements.

Student/University Housing: Please be aware, college and university student housing may be considered noninstitutional group quarters and not a housing unit for purposes of meeting the RHNA. According to the census, college/university student housing includes residence halls and other buildings, including apartment-style student housing, designed primarily to house college and university students in group living arrangements either on or off campus. These facilities are owned, leased, or managed by a college, university, or seminary or can be owned, leased, or managed by a private company or agency. Residents typically enter into “by the bed” leases (i.e., single-liability leases). Another distinguishing factor is that the unit is not available for rent to non-students. For further information on whether university housing meets the definition of a housing unit, please contact the Department of Finance at (916) 323-4086.

Exempt entity-controlled sites (state excess sites, military, university, and tribal land)

HCD recognizes that the development of new housing on exempt entity sites (land controlled by exempt federal, state, or tribal entities) can meet a portion of a jurisdiction’s RHNA. However, sites located on land controlled by exempt entities are analyzed differently because the jurisdiction may not have control over the planning, permitting, and decision-making processes of land owned by another public entity.

Sites controlled by exempt entities can be used to accommodate RHNA when documentation can be provided that demonstrates the likelihood that the planned housing will be developed within the current RHNA/housing element cycle. Adequate documentation can vary due to differences in the planning processes on land controlled by exempt federal, state, or tribal entities. The following are examples of documentation that demonstrates the likelihood of housing being developed on sites outside the control of a local government. In each of these examples, the units would have to meet the U.S. Census Bureau (Census) definition of a housing unit:

- Agreement with the entity controlling the land that grants the jurisdiction authority regarding approving, permitting, certifying occupancy, and/or reporting new units to the California Department of Finance.
- Documentation from the entity controlling the land that demonstrates planned housing has been approved to be built within the current RHNA cycle.
- Data pertaining to the timing of project construction and unit affordability by household income category.
- If the site is listed on the Department of General Services Real Estate Excess State Property map located EO N-06-19 Affordable Housing Development webpage.

Step 2: Inventory of Sites
Government Code section 65583.2(b)

Provide a parcel specific inventory of sites that includes the following information for each site:

- ***NEW*** Assessor parcel number(s).
- Size of each parcel (in acres).
- General plan land use designation.
- Zoning designation.
- For nonvacant sites, a description of the existing use of each parcel (See Part D)
- ***NEW*** Whether the site is publicly owned or leased.
- Number of dwelling units that the site can realistically accommodate (See Part C)
- ***NEW*** Whether the parcel has available or planned and accessible infrastructure (Part A: Step 3).
- ***NEW*** The RHNA income category the parcel is anticipated to accommodate (See Part A: Step 5).
- ***NEW*** If the parcel was identified in a previous planning period site inventory (Part B: Step 1).

NEW Please note pursuant to Chapter 667, Statutes of 2019 (SB 6), the site inventory must be prepared using the standards, form, and definitions adopted by HCD. HCD has prepared a form and instructions for this purpose that includes space for the information above and commonly provided optional fields. Starting January 1, 2021, local governments will need to submit an electronic version of the site inventory to HCD on this form along with its adopted housing element.

NEW Pursuant to Chapter 664, Statutes of 2019 (AB 1486), at Government Code section 65583.2(b)(3), if a site included in the inventory is owned by the city or county, the housing element must include a description of whether there are any plans to sell the property during the planning period and how the jurisdiction will comply with the Surplus Land Act Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.

Step 3: Infrastructure Availability
Government Code section 65583.2(b)(5)(B)

Determine if parcels included in the inventory, including any parcels identified for rezoning, have sufficient water, sewer, and dry utilities available and accessible to support housing development or whether they are included in an existing general plan program or other mandatory program or plan, including a program or plan of a public or private entity to secure sufficient water, sewer, and dry utilities supply to support housing development on the site in time to make housing development realistic during the planning period. Dry utilities include, at minimum, a reliable energy source that supports full functionality of the

home and could also include access to natural gas, telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service.

If Yes: Provide an analysis in the housing element describing existing or planned water, sewer, and other dry utilities supply, including the availability and access to parcels on the site inventory, distribution facilities, general plan programs or other mandatory program or plan (including a program or plan of a public or private entity to secure water or sewer service) to support housing development on the site. The housing element must include sufficient detail to determine whether the service levels of water delivery/treatment systems and sewer treatment facilities are sufficient and have the capacity to accommodate development on all identified sites in order to accommodate the RHNA. For example, the water supply should be a reliable supply that meets federal and state drinking water standards.

Please note sites identified as available for housing for above moderate-income households can still be in areas not served by public sewer systems.

If No: Include a program in the housing element that ensures access and availability to infrastructure to accommodate development within the planning period. If this is not possible, the site is not suitable for inclusion in the site inventory or in a program of action identifying a site for rezoning.

Step 4: Map of Sites
Government Code section 65583.2(b)(7)

Provide a map that shows the location of the sites included in the inventory. While the map may be on a larger scale, such as the land use map of the general plan, the more detailed the map, the easier it will be to demonstrate the sites meet new requirements pursuant to Chapter 958, Statutes of 2018 (AB 686) as stated below.

Step 5: Determination of Consistency with Affirmatively Furthering Fair Housing
Government Code section 65583.2(a)

NEW Pursuant to AB 686, for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)).

Affirmatively Furthering Fair Housing means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s[3]

[3] Public Agencies include the state, including every state office, officer, department, division, bureau, board, and commission, including the California State University, a city, including a charter city, county, including a charter county, city and county, and a redevelopment successor agency, a public housing authority created pursuant to the Housing Authorities Law, a public housing agency, and any other political subdivision of the state that is a grantee or subgrantee receiving funds provided by the United States Department of Housing and Urban Development (Government Code section 8899.5(a)(2).

activities and programs relating to housing and community development." (Government Code section 8899.50(a)(1)).

For purposes of the housing element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Instead, sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing. One resource the jurisdiction could use when completing this analysis is the California Tax Credit Allocation/California Department of Housing and Community Development Opportunity Maps, which can be accessed at https://www.treasurer.ca.gov/ctcac/opportunity.asp. Particularly, the jurisdiction should consider the barriers and opportunities identified in its assessment of fair housing pursuant to Government Code section 65583(c)(10). HCD plans to release a technical assistance memo to assist jurisdictions in addressing AB 686 requirements in their housing element in the Summer of 2020.

Jurisdictions should also consider integrating this analysis with the requirements of Government Code 65302(h), as added by SB 1000 (Statutes of 2016), which requires the preparation and adoption of an Environmental Justice element or equivalent environmental justice-related policies, objectives, and goals throughout other elements of their general plan, to address the needs of disadvantaged communities. More information on Environmental Justice elements can be found on the Governor's Office of Planning and Research Website.

Step 6: Sites by RHNA Income Category
Government Code section 65583.2(c)

NEW Identify which RHNA income category that each site in the inventory is anticipated to accommodate. On the site inventory, specify whether the site or a portion of the site is adequate to accommodate lower income housing, moderate-income housing, or above moderate-income housing. Sites can accommodate units for more than one income category. However, the inventory should indicate the number of units of each income category, and together the total of units attributed to each income category may not exceed total units attributed to the site, so that no unit is designated for more than one income category. This requirement is particularly important because the No Net Loss Law (Government Code section 65863) requires adequate sites be maintained throughout the planning period to accommodate the remaining RHNA by income category. For more information, please consult the HCD's memo on No Net Loss Law.

HCD Best Practices for selecting sites to accommodate the lower income RHNA:
When determining which sites are best suited to accommodate the RHNA for lower income households, the jurisdiction should consider factors such as:

- Proximity to transit.
- Access to high performing schools and jobs.
- Access to amenities, such as parks and services.
- Access to health care facilities and grocery stores.
- Locational scoring criteria for Low-income Housing Tax Credit (TCAC) Program funding.
- Proximity to available infrastructure and utilities.

- Sites that do not require environmental mitigation.
- Presence of development streamlining processes, environmental exemptions, and other development incentives.

Step 7: Environmental Constraints
Government Code section 65583.2(b)(4)

Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites. The housing element need only describe those environmental constraints where documentation of such conditions is available to the local government. This analysis must demonstrate that the existence of these features will not preclude development of the sites identified in the planning period at the projected residential densities/capacities. This information need not be identified on a site-specific basis. However, local governments will find it beneficial to describe site specific environmental conditions when demonstrating site suitability and realistic buildout capacity of each site, as these types of impediments to building must be considered when determining how many residential units can be developed on the site.

NEXT STEP:

- If the site is selected to accommodate its low or very-low income RHNA, move to Part B: Sites to Accommodate Low and Very-Low Income RHNA.
- If the site accommodates moderate or above-moderate RHNA, move to Part C: Capacity Analysis.

PART B: SITES TO ACCOMMODATE LOW AND VERY LOW- INCOME RHNA

Step 1: *NEW* Sites Used in Previous Planning Periods Housing Elements

Government Code section 65583.2(c)

Determine if the site identified to accommodate the low- and very low-income RHNA pursuant to Part A, Step 6 was used in the previous planning period[4]. Generally, previously identified sites refer to parcels that were identified in a previous housing element's site inventory to accommodate any portion of any income category of the jurisdiction's RHNA, as follows:

For a nonvacant site: Included in a prior planning period's housing element (e.g., 5th cycle housing element)

For a vacant site (see definition of vacant site on page 21): Included in two or more consecutive planning periods (e.g., 5th cycle and 4th cycle housing element)

If Yes: move to Step 1A

If No: move to Step 2

Unusual Circumstances

Sites rezoned or identified for rezoning to accommodate a RHNA shortfall

Previously identified sites can also include sites that were subject to a previous housing element's rezone program but that were ultimately not rezoned. For example: a previous housing element's rezone program to address a shortfall of sites for lower income households committed to rezone four acres to R-4 zoning, and identified five candidate sites for rezoning, A through E, and each site was two acres in size. If the program was completed in the prior planning period and four acres were rezoned, only those sites rezoned are considered "previously identified." However, if none or fewer than four acres were rezoned, all the non-rezoned sites identified as candidate sites would be considered as "previously identified."

Sites rezoned to a higher density as part of a general plan update (not needed to accommodate a shortfall)

Due to updates in the prior planning period to the general plan or other planning activities, such as the creation of a specific plan, some sites previously identified in the housing element may have been rezoned allowing a higher density, and therefore increasing the potential housing capacity of the site. Because the zoning characteristics of this site have changed, it can be considered a new site for the purposes of the housing element inventory. This is only the case if it was not utilized to accommodate a shortfall of sites to accommodate the RHNA.

[4] Sites in unincorporated areas in a nonmetropolitan county without a micropolitan area are exempt from this step. This includes the unincorporated parts of Alpine, Amador, Calaveras, Colusa, Glenn, Mariposa, Modoc, Mono, Plumas, Sierra, Siskiyou, Trinity.

Step 1A:
Indicate in the housing element site inventory that this parcel was used in a prior housing element planning period.

Step 1B:
Include a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right at specified densities (see Step 2) for housing developments in which at least 20 percent of the units are affordable to lower income households. This program can be an overlay on these specific sites. Please be aware that the intent of this requirement is to further incentivize the development of housing on sites that have been available over one or more planning periods. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning but would not be eligible for "by right" processing. However, the jurisdiction would have to make findings on the approval of that project pursuant to No Net Loss Law (Government Code section 65863) and proceed to identify an alternative site or sites pursuant to that law. Sites where zoning already permits residential "use by right" as set forth in Government Code section 65583.2 (i) at the beginning of the planning period would be considered to meet this requirement.

Definition of Use By Right (Government Code section 65583.2 (i))

By right means the jurisdiction shall not require:

- A conditional use permit.
- A planned unit development permit.
- Other discretionary, local-government review or approval that would constitute a "project" as defined in Section 21100 of the Public Resources Code (California Environmental Quality Act "CEQA").

However, if the project requires a subdivision, it is subject to all laws, including CEQA.

This does not preclude a jurisdiction from imposing objective design review standards. However, the review and approval process must remain non discretionary and the design review must not constitute a "project" as defined in Section 21100 of the Public Resources Code. For example, a hearing officer (e.g., zoning administrator) or other hearing body (e.g., planning commission) can review the design merits of a project and call for a project proponent to make design-related modifications, but cannot exercise judgment to reject, deny, or modify the "residential use" itself. (See *McCorkle Eastside Neighborhood Group v. City of St. Helena* (2019) 31 Cal.App.5th 80.)

For reference, CEQA applies when a governmental agency can exercise judgment in deciding whether and how to carry out or approve a project. This makes the project "discretionary" (CEQA Guidelines, §15357.) Where the law requires a governmental agency to act on a project using fixed standards and the agency does not have authority to use its own judgment, the project is called "ministerial," and CEQA does not apply. (CEQA Guidelines, §§ 15268(a), 15369.)

Sample Program:
Provide Adequate Sites for Lower Income Households on Nonvacant and Vacant Sites Previously Identified

The City of X will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified in Table A to accommodate the lower income RHNA that was previously identified in past housing elements. Specifically, the City will rezone the nonvacant sites identified on Table A previously identified in the 5th cycle housing element, and the vacant sites identified on Table A as previously identified for both the 5th and 4th cycle housing elements.

Objective: Create opportunity for at least X units of rental housing for lower income households

Responsible Agency: Community Development Department

Timeline: Sites rezoned by (a specific date, no more than three years from the beginning of the planning period)

Funding Source(s): General fund

Step 2: Zoning Appropriate to Accommodate Low- and Very Low- Income RHNA
Government Code section 65583.2(c)(3)

Determine if the zoning on the site is appropriate to accommodate low- and very low-income (termed together as "lower") housing.

The statute allows jurisdictions to use higher density as a proxy for lower income affordability, as long as certain statutory requirements are met. Parcels must be zoned to allow sufficient density to accommodate the economies of scale needed to produce affordable housing. To make this determination, the statute allows the jurisdiction to either demonstrate that the zoning allows a specific density set forth in the statute (default density)[5] or to provide an analysis demonstrating the appropriateness of the zoned densities of the site identified to accommodate the lower RHNA.

Step 2A: Does the parcel's zoning allow for "at least" the following densities?

- For an incorporated city within a nonmetropolitan county and for a nonmetropolitan county that has a micropolitan area: sites allowing at least 15 units per acre.
- For an unincorporated area in a nonmetropolitan county not included in the first bullet: sites allowing at least 10 units per acre.
- For a suburban jurisdiction: sites allowing at least 20 units per acre.
- For a jurisdiction in a metropolitan county: sites allowing at least 30 units per acre.

"At least" means the density range allowed on the parcel by the zone has to include the default density. For example, if a jurisdiction has a default density of 30 units per acre and the zone allows for range of 24 – 35 units per acre, the zoning is considered appropriate to accommodate the RHNA for lower income households. This is different than the program standard outlined in Part E which requires a minimum of a specific density in the allowed

[5] Sometimes called "Mullin densities" after the author of AB 2348, Statutes of 2004, which originated these requirements.

density range in the zone. To determine the default density for jurisdictions, please refer to HCD Memorandum: Default Density Standard Option (2010 Census Update).

If Yes: Move to Step 3

If No: Move to Step 2B

Step 2B: Can the analysis demonstrate the appropriateness of the zoning to accommodate housing?

Provide an analysis demonstrating how the allowed densities facilitate the development of housing to accommodate the lower income RHNA. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, and information based on development project experience within a zone or zones, or at densities that accommodate housing for lower income households.

Information gathered from local developers on densities ideal for housing development in the community and examples of recent residential projects that provide housing for lower income households is helpful in establishing the appropriateness of the zone. Other information could include land costs, market demand for various types of affordable housing, and the gap between typical market rents and subsidized rents. It is recognized that housing affordable to lower income households requires significant subsidies and financial assistance. However, for this analysis, identifying examples of subsidized housing projects alone is not sufficient to demonstrate the adequacy of a zone and/or density to accommodate the housing affordable to lower income households. In particular, identification of older project(s) or one-off projects that cannot be easily duplicated is not sufficient to demonstrate a development trend.

The analysis of “appropriate zoning” should not include residential buildout projections resulting from the implementation of a jurisdiction’s inclusionary program or potential increase in density due to a density bonus, because these tools are not a substitute for addressing whether the underlining (base) zoning densities are appropriate to accommodate the RHNA for lower income households. Additionally, inclusionary housing ordinances applied to rental housing must include options for the developer to meet the inclusionary requirements other than exclusively requiring building affordable units on site. While an inclusionary requirement may be a development criterion, it is not a substitute for zoning. The availability of density bonuses is also not a substitute for an analysis, since they are not a development requirement, but are development options over the existing density, and generally require waivers or concessions in development standards to achieve densities and financial feasibility.

If Yes: Move to Step 3

If No: Site is not appropriate to accommodate lower income. Reclassify pursuant to Part A, Step 5.

Housing Overlays

Affordable housing or zoning overlays are a zoning tool that allows jurisdictions to modify existing zoning to allow for or require certain types of residential development, or development at certain densities, on a parcel without modifying the standards of the underlying zoning district. Usually, they have specific requirements and conditions (e.g., a percentage of the development must be deed-restricted as affordable to lower income households for a specific number of years) that must be met in order for a developer to take advantage of the overlay. These are often combined with incentives to encourage developers to utilize the overlay. Jurisdictions use overlays to help promote a specific type of development, and to increase densities without having to go through a rezoning procedure on the actual parcel and can be more useful when issues such as density and affordable housing become contentious. To ensure the overlay is considered zoning and not just a development incentive, the overlay must demonstrate the following:

- There is no additional discretionary action needed above what is required in the base zone (i.e., a conditional use permit or other review) for a developer to take advantage of overlay.
- Development standards are consistent with those needed to allow for the density allowed under the overlay. Development standards for use exclusively in the overlay may be needed in order to ensure maximum allowable densities can be achieved.
- The developer can access State Density Bonus Law in addition to using the densities allowed in the overlay. For example, if the underlying zoning allows a maximum density of 15 units per acre, but the overlay allows a maximum density of 25 units per acre, and if the developer is using the overlay and wants to use State Density Bonus Law, the density bonus is calculated assuming the base density is 25 units per acre.

If the overlay has conditions such as an affordability requirement, incentives should be sufficient and available to make development feasible and more profitable than the underlying zoning.

For an affordable housing overlay, the element should describe affordability threshold requirements to utilize the overlay (i.e., percentage of units and levels of affordability which must be met to develop at the increased densities). Please note, the jurisdiction should talk with for-profit and nonprofit developers to determine an appropriate mix of incomes that make development feasible in their community. For example, a 100 percent affordability requirement may act as a constraint to using the overlay depending on the level of subsidy required per unit and the availability of funding to support the level of affordability or available incentives.

Step 3: Size of Sites

Government Code section 65583.2(c)(2)(A), (B), and (C)

NEW Is the size of the site appropriate to accommodate housing for lower income households?

To achieve financial feasibility, many assisted housing developments using state or federal resources are between 50 to 150 units. Parcels that are too small may not support the number of units necessary to be competitive and to access scarce funding resources. Parcels that are large may require very large projects, which may lead to an over concentration of affordable housing in one location, or may add cost to a project by

requiring a developer to purchase more land than is needed, or render a project ineligible for funding. If the size of the site is smaller than one half acre or larger than 10 acres, the following analysis is required.

If the parcel is more than 0.5 acres or less than 10 acres, is the size of the site automatically considered appropriate to accommodate lower income RHNA?

Not necessarily. If the size of the parcel in combination with the allowable density and accompanying development standards cannot support a housing development affordable to lower income households, further analysis and programs may be needed to demonstrate the suitability of that site to accommodate the portion of the RHNA for lower income households.

Is the size of the parcel under 0.5 acres?
If Yes: Move to Step 3A

Is the size of the parcel over 10 acres?
If Yes: Move to Step 3B

If No to Both: Move to Part C: Capacity Analysis

Step 3A: Sites smaller than 0.5 acres
A parcel smaller than one half acre is considered inadequate to accommodate housing affordable to lower income households, unless the housing element demonstrates development of housing affordable to lower income households on these sites is realistic or feasible. While it may be possible to build housing on a small parcel, the nature and conditions (i.e., development standards) necessary to construct the units often render the provision of affordable housing infeasible. The housing element must consider and address the impact of constraints associated with small lot development on the ability of a developer to produce housing affordable to lower income households. To demonstrate the feasibility of development on this type of site, the analysis must include at least one of the following:

- An analysis demonstrating that sites of equivalent size were successfully developed during the prior planning period with an equivalent number of lower income housing units as projected for the site.
- Evidence that the site is adequate to accommodate lower income housing. Evidence could include developer interest, potential for lot consolidation, densities that allow sufficient capacity for a typical affordable housing project, and other information that can demonstrate to HCD the feasibility of the site for development. For parcels anticipated to be consolidated, the housing element must include analysis describing the jurisdiction's role or track record in facilitating small lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for consolidation such as common ownership, and recent trends of lot consolidation. The housing element should include programs promoting, incentivizing, and supporting lot consolidations and/or small lot development.
- A site may be presumed to be realistic for development to accommodate lower income housing need if, at the time of the adoption of the housing element, a development affordable to lower income households has been proposed and approved for development on the site.

The housing element must also describe existing and proposed policies or incentives the jurisdiction will offer to facilitate development of small sites. Examples of program incentives for lot consolidation include deferring fees specifically for consolidation, expediting permit processing, providing flexible development standards such as setback requirements, reduced parking or increased heights, committing resources for development of affordable housing on small sites, or increasing allowable density, lot coverage or floor area ratio.

Step 3B: Sites larger than 10 acres
Parcels larger than 10 acres are considered inadequate to accommodate housing affordable to lower income households, unless the housing element demonstrates development of housing affordable to lower income households on such sites was successful during the prior planning period, or there is other evidence that the site is realistic and feasible for lower income housing.

Definition of a Large Site

For purposes of this requirement, “site” means that portion of the parcel designated to accommodate lower income housing needs. For example, a parcel greater than 10 acres in size could have to be split zoned, have an overlay zone with identified boundaries, or be identified in a specific plan that provides for subdivision of the parcel. If the specified boundaries of the site identified to accommodate the RHNA for lower income is less than 10 acres in size, then the large site analysis would not be required. However, the analysis must describe how the development will work on the site, including opportunities and timing for specific-plan development, further subdivision, or other methods to facilitate the development of housing affordable to lower income households on the identified site within the planning period.

To demonstrate the feasibility of development on this type of site, the analysis must include at least one of the following:

- An analysis demonstrating that sites of equivalent size were successfully developed during the prior planning period with an equivalent number of lower income housing units as projected for the site.
- Evidence that the site is adequate to accommodate lower income housing. Evidence may include developer interest, proposed specific-plan development, potential for subdivision, the jurisdiction’s role or track record in facilitating lot splits, or other information that can demonstrate to HCD the feasibility of the site for development. The housing element should include programs promoting, incentivizing, and supporting lot splits and/or large lot development.
- A site may be presumed to be realistic for development to accommodate lower income housing need if, at the time of the adoption of the housing element, a development affordable to lower income households has been proposed and approved for development on the site.

Specific Plans, Master Plan, and other Subdivisions

To utilize residential capacity in Specific Plan areas, areas under a Master Plan, or a similar multi-phased development plan, the housing element must identify specific sites by parcel number and demonstrate that the sites are available and suitable for development within the planning period. The analysis should include the following information:

- Identify the date of approval of the plans and expiration date.
- Identify approved or pending projects within these plans that are anticipated in the planning period, including anticipated affordability based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project.
- Describe necessary approvals or steps for entitlements for new development (e.g., design review, site plan review, etc.).
  Describe any development agreements, and conditions or requirements such as phasing or timing requirements, that impact development in the planning period.

The housing element must also describe existing and proposed policies or incentives the jurisdiction will offer to facilitate development of large sites. Examples of facilitation include expedited or automatic approval of lot splits or creation of new parcels, waivers of fees associated with subdivision, or expedited processing or financial assistance with the development of infrastructure required to develop the site.

NEXT STEP:

- Move to Part C: Capacity Analysis

PART C: CAPACITY ANALYSIS

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to calculate the projected residential development capacity of the sites identified in the housing element that can be realistically be achieved. The housing element must describe the methodology used to make this calculation. Jurisdictions have two options to make this calculation.

- Utilize minimum densities (Step 1)
- Utilize adjustment factors (Step 2)

Step1: Utilizing minimum densities to calculate realistic capacity of sites

Government Code section 65583.2(c)(1)

If the jurisdiction has adopted a law, policy, procedure, or other regulation that requires the development of a site to contain at least a certain minimum residential density, the jurisdiction can utilize that minimum density to determine the capacity of a site. For purposes of this analysis, the use of either gross or net acreage is acceptable but should be consistent with the standard the jurisdiction typically uses for determining allowable units for a residential development project. For example:

Site Description	Value
Size of site (Gross acreage)	3 acres
Zoning	Residential Multifamily
Allowable density	20 (required minimum) – 30 dwelling units per acre
Realistic capacity utilizing minimum	**3 X 20 = 60 units**

Please note, to meet this standard on a zone that allows for multiple uses, the general plan or zoning must require the specified minimum number of residential units on the identified sites regardless of overlay zones, zoning allowing nonresidential uses, or other factors potentially impacting the minimum density. Otherwise, the capacity of the site must be calculated using the factors outlined in Step 2.

Step 2: Utilizing factors to calculate realistic capacity of sites

Government Code section 65583.2(c)(2)

The housing element must describe the methodology used to determine the number of units calculated based on the following factors:

- Land use controls and site improvements requirements,
- ***NEW*** The realistic development capacity for the site,
- ***NEW*** Typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction,
- ***NEW*** The current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

Applicable land-use controls and site improvement requirements

The analysis must consider the imposition of any development standards that impact the residential development capacity of the sites identified in the inventory. When establishing realistic unit capacity calculations, the jurisdiction must consider the cumulative impact of standards such as maximum lot coverage, height, open space, parking, on-site improvements such as sidewalks or easements, and floor area ratios. The analysis should consider any development standards or the cumulative effect of development standards that would limit the achievable density on a site. For example, if a mixed-use zone requires commercial on the ground floor and has a height limit of three stories along with lot coverage and other development standards, the density that can actually be achieved on that site might be less than the maximum allowable density.

The capacity of a site should also be adjusted for areas that cannot be developed due to environmental factors such as hazards, wetlands, or topography that cannot be mitigated. The capacity of sites subject to specific plans, overlays or other modifications of the base zoning should be adjusted to reflect those factors. For purposes of this analysis, it is recommended that the jurisdiction start with the gross acreage and adjust the buildable acreage accordingly to reach net buildable acreage.

Form Based Codes

To estimate capacity for sites in jurisdictions that have adopted form-based codes, the element should describe the relationship between general plan land-use designation and the form-based code and density assumptions used to determine capacity. Specifically, describe where residential development is allowed, how density requirements found within the general plan are incorporated, how the zoning designations under the form-based code relate to the land-use designations of the general plan, identify potential densities, and consider development standards such as bulk, height, and build-to requirements, buildings types, and use requirements. The element could include examples of recently built projects and densities to support the analysis.

Realistic development capacity for nonresidential, nonvacant, or overlay zoned sites

The capacity calculation must be adjusted to reflect the realistic potential for residential development capacity on the sites in the inventory. Specifically, when the site has the potential to be developed with nonresidential uses, requires redevelopment, or has an overlay zone allowing the underlying zoning to be utilized for residential units, these capacity limits must be reflected in the housing element. Factors used to make this adjustment may include the following:

- Performance standards mandating a specified portion of residential development in mixed use or nonresidential zones (e.g., residential allowed only above first floor commercial).
- The likelihood for residential development such as incentives for residential use, market demand, efforts to attract and assist developers, or allowance of 100 percent residential development.
- Local or regional residential development trends in the same nonresidential zoning districts.
- Local or regional track records, past production trends, or net unit increases/yields for redeveloping sites or site intensification. This estimate may be based on the rate at which similar parcels were developed during the previous planning period, with

adjustments as appropriate to reflect new market conditions or changes in the regulatory environment. If no information about the rate of development of similar parcels is available, report the proportion of parcels in the previous housing element's site inventory that were developed during the previous planning period. For example, if past production trends indicate that two out of three similar sites were developed for residential use, and one out of three similar sites was developed for commercial use, an initial estimate of the proportion of new development which is expected to be residential would be two-thirds, i.e., 0.67.

- Local or regional track records, trends, or build out yields for redeveloping sites or site intensification.

In addition, the housing element should include monitoring programs with next-step actions to ensure sites are achieving the anticipated development patterns. The programs should identify modifications to incentives, sites, programs, or rezoning the jurisdiction will take should these strategies not yield the expected housing potential.

Typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction

While using typically built densities to determine realistic capacity has long been an option to be used as an adjustment factor, the statute now requires this factor to be adjusted based on approved project by affordability level. For example, if a site is identified to accommodate the lower income RHNA, it should use project densities for housing affordable to lower income households developed either locally or regionally to determine typical densities[6]. Using this adjustment factor may result in utilizing different capacity methodologies for above moderate-, moderate-, and lower income sites.

Current or planned availability and accessibility of sufficient water, sewer, and dry utilities

The capacity methodology must be adjusted to account for any limitation as a result of availability and accessibility of sufficient water, sewer, and dry utilities (i.e., if the capacity of the site could be limited because a development would have to use a septic system, if there are any septic tank requirements or restrictions that constrain capacity, or limitations on water hook-ups). See Part A, Step 3 for more information on infrastructure requirements.

Example Capacity Calculation

Here is an example of the actual capacity calculation for a particular site in the inventory. The methodology analysis must describe how each of these adjustments was generated per the analysis requirements above. The factors used below are based on the factors outlined in the statute. The percentages and how the factors are applied will vary depending on the unique circumstance in each jurisdiction.

[6] In using this adjustment factor, because of the use of density bonus, it may be possible that trends demonstrate typical densities higher than the maximum allowable densities, especially for housing affordable to lower income households. On a case-by-case basis, it may be appropriate to utilize increased densities due to density bonuses when determining the adjustment factor in the capacity methodology.

Site Description	
Size of site	2.5 acres
Zoning	Residential Mixed-Use
Allowable density	20 – 45 dwelling units per acre
RHNA affordability	Lower income
Existing Use	Nonvacant, single storefront
Infrastructure availability	Yes, no constraints
Environmental constraints	None known

Capacity Factors	Adjustment	Reasoning
Land Use Controls and Site Improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement
Realistic capacity of the site	55%	55% adjustment based on past development trends for residential redevelopment in the residential mixed-use zones, and programs to incentivize development in this zone.
Typical densities	95%	Affordable housing projects are built out to almost maximum density
Infrastructure availability	No adjustment	Not applicable, no constraint
Environmental constraints	No adjustment	No known site constraint

Realistic capacity utilizing factors = (2.5 X 45)(.95)(.55)(.95) = 56 units

Realistic Capacity = 56 Units

No Net Loss Law

In estimating realistic capacity on sites in the sites inventory, jurisdictions may want to consider No Net Loss Law. This law was amended by Chapter 367, Statutes of 2017 (Senate Bill 166), which requires sufficient adequate sites to be available at all times throughout the RHNA planning period to meet a jurisdiction's remaining unmet housing needs for each income category. To comply with the No Net Loss Law, as jurisdictions make decisions regarding zoning and land use, or development occurs, jurisdictions must assess their ability to accommodate new housing in each income category on the remaining sites in their housing element site inventories. A jurisdiction must add additional sites to its inventory if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, a jurisdiction may be required to identify additional sites according to the No Net Loss Law if a jurisdiction rezones a site or if the jurisdiction approves a project at a different income level than shown in the sites inventory. Lower density means fewer units than the capacity assumed in the site inventory.

To ensure that sufficient capacity exists in the housing element to accommodate the RHNA throughout the planning period, it is recommended the jurisdiction create a buffer in the housing element inventory of at least 15 to 30 percent more capacity than required, especially for capacity to accommodate the lower income RHNA. Jurisdictions can also create a buffer by projecting site capacity at less than the maximum density to allow for some reductions in density at a project level.

NEXT STEP:

- If the parcel is nonvacant, including underutilized sites (see definition of vacant site on page 22), move to Part D: Nonvacant Sites Analysis
- If not, move to Part E: Determination of Adequate Sites

PART D: NONVACANT SITES

Local governments with limited vacant land resources or with infill and reuse goals may rely on the potential for new residential development on nonvacant sites, including underutilized sites, to accommodate their RHNA. Examples include:

- Sites with obsolete uses that have the potential for redevelopment, such as a vacant restaurant.
- Nonvacant publicly owned surplus or excess land; portions of blighted areas with abandoned or vacant buildings.
- Existing high opportunity developed areas with mixed-used potential.
- Nonvacant substandard or irregular lots that could be consolidated.
- Any other suitable underutilized land.

Local governments can meet other important community objectives to preserve open space or agricultural resources, as well as assist in meeting greenhouse gas emission-reduction goals, by adopting policies to maximize existing land resources and by promoting more compact development patterns or reuse of existing buildings.

Definition of a Vacant Site

A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, oil-wells, etc.) or structures on a property that are permanent and add significantly to the value of the property.

Examples of Vacant Sites:

- No improvement on the site (other than being a finished lot).
- No existing uses, including parking lots.
- Underutilized sites are not vacant sites.
- Sites with blighted improvements are not vacant sites.
- Sites with abandoned or unoccupied uses are not vacant sites.

If the inventory identifies nonvacant sites to address a portion of the RHNA, the housing element must describe the realistic development potential of each site within the planning period. Specifically, the analysis must consider the extent that the nonvacant site's existing use impedes additional residential development, the jurisdiction's past experience converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives or standards that encourage additional housing development on the nonvacant sites.

Step 1: Description of the nonvacant site
Government Code Section 65583.2(b)

As stated in Part A, the site inventory must describe the specific existing use on the site, such as a surplus school site, auto shop, restaurant, single family residence, nursery, etc. Additional details, such as whether the use is discontinued, land to value information, age and condition of the structure, known leases, developer or owner interest, whether the property is currently being marketed, degree of underutilization, etc., are useful for demonstrating the potential for the site to be redeveloped within the planning period (See Step 2).

Step 2: Nonvacant site analysis methodology
Government Code section 65583.2(g)(1)

Provide an explanation of the methodology used to determine the development potential. This methodology can be done on a site-specific basis by utilizing factors (e.g., common ownership, valuation, age, etc.) in common that demonstrate the potential for residential development within the planning period, or a combination of both approaches. The methodology shall consider factors including:

Existing Uses:
Include an analysis that demonstrates the extent to which existing uses may constitute an impediment to additional residential development. Among other things, this analysis includes considerations for the current market demand for the existing use, ***NEW*** an analysis of any known existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, and could include other market conditions that would encourage redevelopment of the property. For example, an analysis might describe an identified site as being developed with a 1960's strip commercial center with few tenants and expiring leases and, therefore, a good candidate for redevelopment, versus a site containing a newly opened retail center, an active Home Depot, the only grocery store in the city, etc. that is unlikely to be available for residential development within the planning period.

Development Trends:
The inventory analysis should describe development and/or redevelopment trends in the community as it relates to nonvacant sites, i.e., the rate at which similar sites have been redeveloped. This could include a description of the local government's track record and specific role in encouraging and facilitating redevelopment, adaptive reuse, or recycling to residential or more intensive residential uses. If the local government does not have any examples of recent recycling or redevelopment, the housing element should describe current or planned efforts (via new programs) to encourage and facilitate this type of development (e.g., providing incentives to encourage lot consolidation or assemblage to facilitate increased residential-development capacity). The results of the analysis should be reflected in the capacity calculation described in Part C, above.

Market Conditions:
Housing market conditions also play a vital role in determining the feasibility or realistic potential of nonvacant sites for residential development. The nonvacant sites analysis should include an evaluation of the impact of local market conditions on redevelopment or reuse strategies. For example, high land and construction costs, combined with a limited supply of available and developable land, may indicate conditions "ripe" for more intensive, compact and infill development or redevelopment and reuse.

Availability of Regulatory and/or other Incentives:
The analysis should describe existing or planned financial assistance, incentives or regulatory concessions to encourage residential development on nonvacant sites. Many local governments develop partnerships with prospective developers to assist in making redevelopment/reuse economically feasible. Examples of these incentives include:

- Organizing special marketing events geared towards the development community.
- Identifying and targeting specific financial resources.
- Allowing streamlined or by right development application processing for infill sites.
- Reducing appropriate development standards.

Absent a track record or development trends to demonstrate the feasibility of a recycling or redevelopment strategy, the housing element should describe existing or planned financial assistance or regulatory relief from development standards that will be provided sufficient to encourage and facilitate more intensive residential development on the identified nonvacant sites.

Step 3: *NEW* Reliance on nonvacant sites to accommodate more than 50 percent of the RHNA for lower income households
Government Code Section 65583.2(g)(2)

Determine if more than 50 percent of the lower income RHNA is on nonvacant sites.

- Calculate the sum of lower income RHNA capacity on vacant sites and other alternatives not related to capacity on nonvacant sites (e.g., accessory dwelling units, vacant sites to be rezoned (see Part E)).
- Subtract that sum from the total lower income RHNA to get the amount of RHNA needed to be accommodated on nonvacant sites.
- Determine if this number is greater than 50 percent of the RHNA.

Example calculation for a jurisdiction with a lower income RHNA of 500:

Adjustment Factor	Number of units
Proposed Lower Income Project	50
Accessory Dwelling Unit Capacity (affordable to lower)	15
Capacity on Vacant Sites	100
Total Capacity (not related to non-vacant sites)	165
RHNA on Nonvacant sites	500 - 165 = 335
Percentage of Lower Income RHNA accommodated on Nonvacant sites	**335/500 = 77%**

If Yes: Move to Step 3A

If No: Move to Step 4

Step 3A:

If a housing element relies on nonvacant sites to accommodate 50 percent or more of its RHNA for lower income households, the nonvacant site's existing use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued during the planning period. The housing element must include the following:

- As part of the resolution adopting the housing elements, findings stating the uses on nonvacant sites identified in the inventory to accommodate the RHNA for lower income is likely to be discontinued during the planning period and the factors used to make that determination. This can be included in the body or in the recital section of the resolution.

  Example: WHEREAS, based on <name factors here (e.g., expiring leases, dilapidated building conditions, etc.)>, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by the housing element.

- The housing element should describe the findings and include a description of the substantial evidence they are based on.

  In general, substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. An example of substantial evidence would be a nonvacant site with a grocery store and with a building lease expiring in a year, and evidence that the store has entered into a lease to relocate to another site subsequent to the lease expiring.

  Examples of substantial evidence that an existing use will likely be discontinued in the current planning period include, but are not limited to:

  - The lease for the existing use expires early within the planning period,
  - The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses,
  - There is a development agreement that exists to develop the site within the planning period,
  - The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period.
  - The property owner provides a letter stating its intention to develop the property with residences during the planning period.

  If multiple sites make up a common existing use and the same factors affect each of the sites, the same findings can be used for each of the sites (e.g., an abandoned shopping mall with sites under common ownership that will not be restored to commercial use located in an area where there is recent residential development). The "substantial evidence" would indicate the existing use will not impede further residential development or that the existing use will be discontinued during the planning period. In this type of situation, use of the same findings for each of the multiple sites would be appropriate.

However, the same finding for multiple sites in a specific area may not be appropriate if their characteristics widely vary. For example, nonvacant sites with differing existing uses and lacking in common ownership, whether contiguous or located in the same general area, may not rely on a generalized analysis. While the sites may be located in an area with common economic issues, individual owners may not wish to sell their property or redevelop their site with residential uses. In addition, each site's existing use, e.g., grocery store, retail shop, parking lot, and offices, may have lease agreements of different lengths of time or the owner may not wish to relocate or redevelop the site with a more intensive residential use. In this type of situation, use of the same findings for the multiple sites would not be appropriate.

Step 4: *NEW* Program and policy requiring replacement of existing affordable units
Government Code Section 65583.2(g)(3)

The housing element must include a program in the housing element and policy independent of the housing element requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in Density Bonus Law (Government Code section 65915(c)(3).) Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- Occupied by low or very low-income households

For the purpose of this program "previous five years" is based on the date the application for development was submitted.

Please note, until 2025, pursuant to Government Code section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)), an affected city or county shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met. A listing of affected cities and counties can be found at https://www.hcd.ca.gov/community-development/accountability-enforcement/statutory-determinations.shtml.

SAMPLE PROGRAM

Program X: Replacement Unit Program

XXXX will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:

- currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and
- was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- occupied by low or very low-income households

Funding: General Funds

Responsible Parties: Planning and Community Development Department

Objectives: In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.

Timeframes: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed, and local policy shall be adopted by <DATE>. End of Sample Program

NEXT STEP:

- Move to Part E: Determination of Adequate Sites

PART E: DETERMINATION OF ADEQUATE SITES

The last step in this process is a determination of whether the housing element demonstrates sufficient land suitable and available for residential development to meet the locality's housing need for each designated income level or if further program actions are required to accommodate a shortfall.

Step 1: Consider any alternative means of meeting the RHNA
Government Code section 65583.1

The housing element may satisfy its RHNA requirement though a variety of methods other than identifying sites. The following is a description of those alternative methods.

- Units permitted, built, entitled or pending: (See Part A, Step 1)
- Potential for accessory dwelling units (ADU) or junior accessory dwelling units (JADU): The jurisdiction can count the potential for the development of ADUs within the planning period. The analysis is based on the following factors:

  - the number of ADUs or JADUs developed in the prior planning period
  - community need and demand for these types of housing units
  - the resources and/or incentives available that will encourage the development of ADUs
  - the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses
  - the unit must meet the Census definition of a housing unit, which can be found on the U.S. Census Bureau website, and be reported to the Department of Finance as part of the annual City and County Housing Unit Change Survey
  - the anticipated affordability of these units. The purpose of this analysis is to determine the appropriate RHNA income category to be accommodated through ADU and JADU development.

    Affordability can be determined in a number of ways. As an example, a community could survey existing ADUs and JADUs for their current market rents and consider other factors such as square footage, number of bedrooms, amenities, age of the structure and general location, including proximity to public transportation. Another method could examine current market rents for reasonably comparable rental properties to determine an average price per square foot in the community. This price can be applied to anticipated sizes of these units to estimate the anticipated affordability of ADUs and JADUs. Available regional studies and methodology on ADU affordability can also be a resource to determine the likely affordability mix for ADUs and JADUs.

  - other relevant factors as determined by HCD.

  In addition, the housing element must describe and analyze any currently adopted ordinance and other factors that could affect ADU and JADU development within the planning period. At a minimum, the housing element should analyze whether the ordinance conforms with state ADU and JADU requirements and any additional development standards (i.e., setbacks, maximum unit sizes, lot coverage, etc.) adopted by the local government, zones allowing ADUs, fees and exactions, and any other potential constraints impacting the development of ADUs and JADUs.

Impact of New Accessory Dwelling Unit Laws

Since 2017, the Legislature has passed a series of new laws that significantly increase the potential for development of new ADUs and JADUs by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize their development. As a result, using trend analysis when estimating the potential for development may not accurately reflect the increased potential for these units. To account for this increased potential, HCD recommends the following options when performing this analysis:

- Use the trends in ADU construction since January 2018 to estimate new production. This is a conservative option to only account for the effect of the new laws without local promotional efforts or incentives (safe harbor option).
- Where no other data is available, assume an average increase of five times the previous planning period construction trends prior to 2018. This option is a conservative estimate based upon statewide data on ADU development since the implementation of the new laws (safe harbor option).
- Use trends from regional production of ADUs.
- Include programs that aggressively promote and incentivize ADU and JADU construction.
- Other analysis (reviewed on a case-by-case basis).

Potential affordability of these units must still be calculated per the analysis outlined on the previous page. In addition to the above options, the element should also include a monitoring program that a) tracks ADU and JADU creation and affordability levels, and b) commits to a review at the planning cycle mid-point to evaluate if production estimates are being achieved. Depending on the finding of that review, amendments to the housing element may be necessary, including rezoning pursuant to Government Code 65583.2 (h)and (i).

- Alternative Adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be:

  - substantially rehabilitated
  - in a multifamily rental or ownership housing complex of three or more units that are converted from non affordable to affordable rental
  - preserved at levels affordable to low- or very low-income households, where the local government has provided those units with committed assistance

  For more information on this option, please refer to HCD's Building Blocks Webpage

- Manufactured housing, manufactured housing park hook-ups, floating homes/live aboard berths: In certain circumstances a jurisdiction can utilize the potential for new manufactured housing either in a manufactured housing park or on large properties in rural areas, or new floating home/liveaboard berths with sewer and water hook ups. In cases of a manufactured home park or in floating home/liveaboard berth marinas, the jurisdiction may count new spaces with infrastructure hook-ups intended for permanent residential occupancy and reported to the Department of Finance. Potential for manufactured homes in rural areas should be analyzed using the same factors as those

for potential ADUs, including establishing the market rate affordability of the units and crediting them to the appropriate RHNA category. In addition, the analysis should indicate if appropriate water and sewer infrastructure is available to support the development.

- Former military housing: Sites that contain permanent housing units located on a military base undergoing closure or conversion as a result of action pursuant to the Defense Authorization Amendments and Base Closure and Realignment Act (Public Law 100-526), the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510), or any subsequent act requiring the closure or conversion of a military base may be identified as an adequate site if the housing element demonstrates that the housing units will be available for occupancy by households within the planning period of the housing element. No sites containing housing units scheduled or planned for demolition or conversion to nonresidential uses shall qualify as an adequate site.

- In consultation with HCD, other alternatives may be considered, such as motel conversions, adaptive reuse of existing buildings, or legalization of units not previously reported to the Department of Finance.

Step 2: Determine whether there is sufficient capacity to accommodate the RHNA for the jurisdiction by income.
Government Code Section 65583(a)(3)

The following table is an example of that calculation:

Adjustment Factor	Very Low	Low	Moderate	Above Moderate
RHNA	**300**	**200**	**165**	**465**
Entitled, Permitted, or Constructed Project Projects	50	50	0	200
Accessory Dwelling Unit Potential	10	15	15	10
Adequate Sites Alternative Preservation	20	16		
Multifamily Residential R-3 (Vacant)	75	50		
Mixed Use MU (Nonvacant)	75	50	50	
Multifamily Residential (Vacant) R-2			75	
Single-Family (Vacant) R-1				200
Spring Valley Specific Plan			150	250
Total	**230**	**181**	**290**	**660**
Shortfall/Surplus	**-70**	**-19**	**+125**	**+195**

While the jurisdiction has sufficient sites to accommodate its RHNA for moderate- and above moderate-income units, it has a shortfall of 89 units to accommodate its lower income need. The jurisdiction would be required to include a program in the housing element to accommodate that shortfall.

If Yes: Congratulations, the site inventory analysis is complete

If No: Move to Step 3

Step 3: Adequate Sites Program
Government Code section 65583(f) and Government Code section 65583.2(h)

Where the inventory of sites does not identify adequate sites to accommodate the RHNA for lower income households, a program must be included to identify sites that can be developed for housing within the planning period. The housing element should include an inventory of potential sites for rezoning. Those sites must meet the adequate sites requirements in terms of the suitability and availability outlined above.

General Program Requirements
A jurisdiction's adequate sites program must accommodate 100 percent of the shortfall of sites necessary to accommodate the remaining housing need for housing for very low- and low-income households during the planning period and include the following components:

- Permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower income households. By right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval.
- Permit the development of at least 16 units per site.
- Ensure sites within suburban and metropolitan jurisdictions — as defined by Government Code Section 65583.2(c)(3)(B)(iii) and (iv) — permit a minimum of 16 dwelling units per acre for incorporated cities within nonmetropolitan/rural counties and nonmetropolitan counties with micropolitan areas or 20 dwelling units per acre for suburban and metropolitan jurisdictions.
- Ensure a) at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than 50 percent of the low- and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.

Timing
Rezones due to a shortfall from the current planning period:

A locality's ability to accommodate needed housing during the planning period requires designating appropriate zoning as early as possible. Generally, however, a rezoning should occur no later than three years and 120 days from the beginning of the planning period. A one-year extension to the deadline to complete required rezoning may be allowed if a local government has completed rezoning at sufficient densities to accommodate at least 75 percent of the units for very-low and low-income households. Also, the jurisdiction must determine after a public meeting that substantial evidence supports findings and adoption of a resolution that the rezone deadline was not met due to one of the following reasons:

- Action or inaction beyond the control of the local government of any other state, federal, or local agency.
- Infrastructure deficiencies due to fiscal or regulatory constraints.

- The local government must undertake a major revision to its general plan in order to accommodate the housing-related policies of a sustainable communities strategy or an alternative planning strategy adopted pursuant to Section 65080.

The jurisdiction must provide HCD a copy of the resolution and findings along with: - a detailed budget and schedule for preparation and adoption of required rezoning within one year of the adoption of the resolution, - plans for citizen participation, and - expected interim actions to complete the rezoning, and any revisions to the general plan (Government Code section 65583(f).

Consequences for Failing to Complete Rezoning Deadline:
If a local government fails to complete all rezoning's by the prescribed deadline, a local government may not disapprove a housing development project[7], nor require a conditional use permit, planned unit development permit, or other locally imposed discretionary permit, or impose a condition that would render the project infeasible, if the housing development project:

- Is proposed to be located on a site included in a housing element program to be rezoned.
- Complies with applicable objective general plan and zoning standards and criteria, including design review standards, described in the rezone program action.

However, any subdivision of the site is subject to the Subdivision Map Act.

A jurisdiction may disapprove a housing development or approve it upon the condition that the project be developed at a lower density only if it makes written findings supported by substantial evidence on the record that both of the following conditions exist:

- The housing development project would have a specific, adverse impact upon the public health or safety[8].
- There is no feasible method to satisfactorily mitigate or avoid the adverse impact.

The local government may also be subject to enforcement actions by HCD, including a determination that the housing element no longer complies with the requirements of state law and referral to the Attorney General pursuant to Government Code section 65585(i) and (j).

[7] "Housing development project" is defined a project to construct residential units for which the project developer provides sufficient legal commitments to the appropriate legal agency to ensure the continued availability and use of at least 49 percent of the housing units for very-low, low-, and moderate-income households with an affordable housing cost or affordable rent.

[8] "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

Housing Accountability Act and the Housing Element

The Housing Accountability Act (Government Code section 65589.5) establishes state overarching policy that a local government not deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need. Jurisdictions without a housing element in compliance with State Housing Element Law or without a complete site inventory are further limited in the ability to deny a housing development application.

Among other requirements (including those related to housing development regardless of affordability levels), the Housing Accountability Act states that a local agency shall not disapprove or condition approval in a manner that renders the housing development project infeasible, including through the use of design review standards, for development of an emergency shelter or a housing development project for very low, low-, or moderate-income households unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:

- The jurisdiction has adopted a housing element in substantial compliance with Housing Element Law and the jurisdiction has met or exceeded its share of the RHNA for the planning period for the income category proposed for the housing development project.
- The project would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible.
- The denial of the project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable or rendering the development of the emergency shelter financially infeasible.
- The project is proposed on land zoned for agriculture or resource preservation, or which does not have adequate water or wastewater facilities to serve the project.
- The project is inconsistent with both the jurisdiction’s zoning ordinance and general plan land use designation, unless the housing development project is proposed on a site that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction’s housing element, or if the local agency has failed to identify in the inventory of land in its housing element sites that can be developed for housing within the planning period and are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels pursuant to Section 65584.

“Housing for very low, low-, or moderate-income households” means where at least 20 percent of the total units are or will be sold or rented to lower income households or 100 percent of the units will be sold or rented to persons and families of moderate income, or persons and families of middle income.

Rezoned due to an unaccommodated need from previous planning period[9]:
Pursuant to Government Code section 65584.09, if the jurisdiction failed to make adequate sites available to accommodate the regional housing need in the prior planning period, the jurisdiction must zone or rezone sites to accommodate any unaccommodated need within the first year of the planning period. If more than one year has lapsed since the beginning of the planning period, the housing element cannot be found in compliance with Housing Element Law until the required zoning or rezoning is complete and the housing element is amended to reflect the necessary rezoning.

Annexation

If the jurisdiction must rely on annexation to accommodate its RHNA, the housing element must include a program committing to completing the annexation within three years of the planning period. In addition, the housing element must also include an evaluation of the suitability of the annexed sites, including the following information:

- Consistency with Local Agency Formation Commission (LAFCO) policies
- Actions to pre-zone prior to annexation
- Descriptions of the zone, density, development standards and design requirements
- The anticipated housing capacity allowed by each site
- Timeline to complete annexation which is early enough in the planning period to facilitate development of annexed sites (e.g., within the first three years of the planning period)
- Analysis of the suitability and availability of sites, including identification of any sites currently under Williamson Act contracts
- Demonstrated compliance with the requirements of the adequate sites program requirements of Government Code section 65583.2, subdivisions (h) and (i)

Please note, if the potential for annexation was not included in the RHNA allocation methodology, a portion of the county's allocation may be transferred to the city pursuant to Government Code section 65584.07(d). This transfer of RHNA would require an amendment to the housing element to ensure that any additional RHNA can be accommodated on sites within the inventory.

[9] Sometimes called the AB 1233 consequence.

Sample Rezone Program:

To accommodate the remaining lower-income RHNA of 89 units, the City of X will identify and rezone a minimum of 4.5 acres of vacant land to the R3 zoning district, allowing exclusively residential uses and a minimum of 20 units per acre to a maximum of 30 units per acre by June 30, 2024. Rezoned sites will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households and will be selected from sites 20 through 30 in the parcel listing (Appendix A). As reflected in Appendix A, each site has the capacity to accommodate at least 16 units and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

Objective: Create opportunity for at least 89 units of multifamily housing for lower income households

Responsible Agency: Community Development Department

Timeline: Sites rezoned by June 30, 2024

Funding Source(s): General fund

Other program ideas for increasing capacity or facilitating development on identified sites:

- Up-zone existing neighborhoods in areas of opportunity or in high quality neighborhood transit areas at appropriate densities to facilitate development of housing.
- Increase maximum allowable residential densities in existing residential, commercial, and mixed-use zones and modify development standards, such as height limitations to ensure maximum density can be achieved.
- Establish minimum densities — Designate minimum densities of development to ensure that existing available land is not underutilized.
- Allow and encourage mixed-use zoning — Permit housing in certain nonresidential zones either as part of a mixed-use project or as a standalone residential use.
- Rezone underutilized land from nonresidential to residential to expand the supply of available residential land.
- Institute flexible zoning — Allow various residential uses within existing nonresidential zones without requiring rezoning or conditional approvals.
- Redevelop and/or recycle underutilized existing land to more intensive uses.
- Convert obsolete, older public/institutional/commercial/industrial buildings to residential use through adaptive reuse and/or historic preservation.
- Over-zone — Create a surplus of land for residential development during the current planning period of at least 20 percent more than the locality’s share of the regional housing need. Over-zoning compensates for urban land left vacant due to ownership and development constraints and creates a real surplus. A sufficient supply of land beyond the time frame of the housing element helps prevent land shortages from bidding up land costs.
- Allow and promote small and irregular-size lot development.

- Consolidate lots — Facilitate combining small residential lots into larger lots to accommodate higher-density development.
- Increase height limitations — At a minimum, allow three stories in multifamily zones.
- Increase Floor Area Ratios — Allow for larger buildings on smaller lots and/or more units per lot by reducing the floor area ratio (total lot area divided by the total building area).
- Identify publicly owned land suitable for affordable housing development and sell parcels for $1 (with consideration of the Surplus Land Act as amended by AB 1486, Statutes of 2019).
- Facilitate development by encouraging staff outreach to owners of potential sites and affordable housing developers to discuss needs and constraints in the jurisdiction.
- Adopt incentives such as a super density bonus or by right approval for housing that meets community objectives, such as housing near transit, affordability, housing that meets the needs of special populations, etc.
- Adopt a specific plan that streamlines CEQA compliance.

Common Program Questions and Answers for Shortfall Zoning:

Q: How do I establish the density range for a rezone site?
A: The density range is set at the minimum density (either 16 or 20 dwelling units per acre, depending on the jurisdiction). While there is no specific maximum density requirement, the range must include the density that was identified as appropriate to accommodate housing affordable to lower-income households (Part B, Step 2).

However, jurisdictions should not set the minimum and maximum density range at the same density (e.g., 20 units per acre minimum as both a minimum and maximum density). If identifying a narrow density range, the housing element must analyze the range as a potential governmental constraint on housing development, including potential impacts resulting from site constraints, financial considerations, and other development factors.

Q: If a development is proposed with less than 20 percent affordability to lower income, can the jurisdiction approve it?
A: Yes, however, the project would not qualify for the by right provisions of this law unless the underlining zone already permitted housing by right. This, and all housing development projects, is subject to the Housing Accountability Act. In addition, the jurisdiction may be subject to No Net Loss Law provisions.

Q: How is the 20 percent calculated when State Density Bonus Law is added?
A: This 20 percent calculation is based upon the total number of units in the development including additional units provided by a density bonus. This calculation methodology is consistent with several other pieces of housing laws, including the Streamlined Ministerial Approval Process (Government Code section 65913.4) and the Housing Accountability Act.

ATTACHMENT 1: SUMMARY OF NEW LAWS REFERENCED IN THE GUIDEBOOK

AB 1397, Low (Chapter 375, Statutes of 2017): The law made a number of revisions to the site inventory analysis requirements of Housing Element Law. In particular, it requires stronger justification when nonvacant sites are used to meet housing needs, particularly for lower income housing, requires by right housing when sites are included in more than one housing element, and adds conditions around size of sites, among others.

AB 686, Santiago (Chapter 958, Statutes of 2018): The law ensures that public entities, including local governments, administer their programs relating to housing and urban development in a manner affirmatively to further the purposes of the federal Fair Housing Act and do not take any action that is materially inconsistent with its obligation to affirmatively further fair housing. It also requires that housing elements of each city and county promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act, Government Code Section 65008, and any other state and federal fair housing and planning law. AB 686 requires jurisdictions to conduct an assessment of fair housing in the housing element, prepare the housing element site inventory through the lens of affirmatively furthering fair housing, and include program(s) to affirmatively further fair housing.

SB 6, Beall (Chapter 667, Statutes of 2019): Jurisdictions are required to prepare the site inventory on forms developed by HCD and send an electronic version with their adopted housing element to HCD. HCD will then send those inventories to the Department of General Services by December 31 each year. The law (?) authorizes HCD to review, adopt, amend, and repeal the standards, forms, or definitions to implement this subdivision and subdivision (a) of Section 65583.

AB 1486, Ting (Chapter 644, Statutes of 2019): The law expanded the definition of surplus land and added additional requirements on the disposal of surplus land. In addition, local agencies must send notices of availability to interested entities on a list maintained by HCD. This list and notices of availability are maintained on HCD's website. Local agencies must also send a description of the notice and subsequent negotiations for the sale of the land, which HCD must review, and within 30 days submit written finding of violations of law. Violations of the Surplus Land Act can be referred to the Attorney General. Finally, it adds a requirement in Housing Element Law for the jurisdiction to identify which of the sites included in the inventory are surplus property.

ATTACHMENT 2: GOVERNMENT CODE SECTION 65583.2

As of January 1, 2020

(a) A city's or county's inventory of land suitable for residential development pursuant to paragraph (3) of subdivision (a) of Section 65583 shall be used to identify sites throughout the community, consistent with paragraph (9) of subdivision (c) of Section 65583, that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels pursuant to Section 65584. As used in this section, "land suitable for residential development" includes all of the sites that meet the following standards set forth in subdivisions (c) and (g):

(1) Vacant sites zoned for residential use.

(2) Vacant sites zoned for nonresidential use that allows residential development.

(3) Residentially zoned sites that are capable of being developed at a higher density, including sites owned or leased by a city, county, or city and county.

(4) Sites zoned for nonresidential use that can be redeveloped for residential use, and for which the housing element includes a program to rezone the site, as necessary, rezoned for, to permit residential use, including sites owned or leased by a city, county, or city and county.

(b) The inventory of land shall include all of the following:

(1) A listing of properties by assessor parcel number.

(2) The size of each property listed pursuant to paragraph (1), and the general plan designation and zoning of each property.

(3) For nonvacant sites, a description of the existing use of each property. If a site subject to this paragraph is owned by the city or county, the description shall also include whether there are any plans to dispose of the property during the planning period and how the city or county will comply with Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.

(4) A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.

(5) (A) A description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities.

(B) Parcels included in the inventory must have sufficient water, sewer, and dry utilities supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan, including a program or plan of a public or private entity providing water or sewer service, to secure sufficient water, sewer, and dry utilities supply to support housing development. This paragraph does not impose any additional duty on the city or county to construct, finance, or otherwise provide water, sewer, or dry utilities to parcels included in the inventory.

(6) Sites identified as available for housing for above moderate-income households in areas not served by public sewer systems. This information need not be identified on a site-specific basis.

(7) A map that shows the location of the sites included in the inventory, such as the land use map from the jurisdiction's general plan, for reference purposes only.

(c) Based on the information provided in subdivision (b), a city or county shall determine whether each site in the inventory can accommodate the development of some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The inventory shall specify for each site the number of units that can realistically be accommodated on that site and whether the site is adequate to accommodate lower income housing, moderate-income housing, or above moderate-income housing. A nonvacant site identified pursuant to paragraph (3) or (4) of subdivision (a) in a prior housing element and a vacant site that has been included in two or more consecutive planning periods that was not approved to develop a portion of the locality's housing need shall not be deemed adequate to accommodate a portion of the housing need for lower income households that must be accommodated in the current housing element planning period unless the site is zoned at residential densities consistent with paragraph (3) of this subdivision and the site is subject to a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. An unincorporated area in a nonmetropolitan county pursuant to clause (ii) of subparagraph (B) of paragraph (3) shall not be subject to the requirements of this subdivision to allow residential use by right. The analysis shall determine whether the inventory can provide for a variety of types of housing, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. The city or county shall determine the number of housing units that can be accommodated on each site as follows:

(1) If local law or regulations require the development of a site at a minimum density, the department shall accept the planning agency's calculation of the total housing unit capacity on that site based on the established minimum density. If the city or county does not adopt a law or regulation requiring the development of a site at a minimum density, then it shall demonstrate how the number of units determined for that site pursuant to this subdivision will be accommodated.

(2) The number of units calculated pursuant to paragraph (1) shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (5) of subdivision (a) of Section 65583, the realistic development capacity for the site, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

(A) A site smaller than half an acre shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site is adequate to accommodate lower income housing.

(B) A site larger than 10 acres shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site can be developed as lower income housing. For purposes of this subparagraph, "site" means that portion of a parcel or parcels designated to accommodate lower income housing needs pursuant to this subdivision.

(C) A site may be presumed to be realistic for development to accommodate lower income housing need if, at the time of the adoption of the housing element, a development affordable to lower income households has been proposed and approved for development on the site.

(3) For the number of units calculated to accommodate its share of the regional housing need for lower income households pursuant to paragraph (2), a city or county shall do either of the following:

(A) Provide an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households.

(B) The following densities shall be deemed appropriate to accommodate housing for lower income households:

(i) For an incorporated city within a nonmetropolitan county and for a nonmetropolitan county that has a micropolitan area: sites allowing at least 15 units per acre.

(ii) For an unincorporated area in a nonmetropolitan county not included in clause (i): sites allowing at least 10 units per acre.

(iii) For a suburban jurisdiction: sites allowing at least 20 units per acre.

(iv) For a jurisdiction in a metropolitan county: sites allowing at least 30 units per acre.

(d) For purposes of this section, a metropolitan county, nonmetropolitan county, and nonmetropolitan county with a micropolitan area shall be as determined by the United States Census Bureau. A nonmetropolitan county with a micropolitan area includes the following counties: Del Norte, Humboldt, Lake, Mendocino, Nevada, Tehama, and Tuolumne and other counties as may be determined by the United States Census Bureau to be nonmetropolitan counties with micropolitan areas in the future.

(e) (1) Except as provided in paragraph (2), a jurisdiction shall be considered suburban if the jurisdiction does not meet the requirements of clauses (i) and (ii) of subparagraph (B) of paragraph (3) of subdivision (c) and is located in a Metropolitan Statistical Area (MSA) of less than 2,000,000 in population, unless that jurisdiction’s population is greater than 100,000, in which case it shall be considered metropolitan. A county, not including the City and County of San Francisco, shall be considered suburban unless the county is in an MSA of 2,000,000 or greater in population in which case the county shall be considered metropolitan.

(2) (A) (i) Notwithstanding paragraph (1), if a county that is in the San Francisco-Oakland-Fremont California MSA has a population of less than 400,000, that county shall be considered suburban. If this county includes an incorporated city that has a population of less than 100,000, this city shall also be considered suburban. This paragraph shall apply to a housing element revision cycle, as described in subparagraph (A) of paragraph (3) of subdivision (e) of Section 65588, that is in effect from July 1, 2014, to December 31, 2028, inclusive.

(ii) A county subject to this subparagraph shall utilize the sum existing in the county’s housing trust fund as of June 30, 2013, for the development and preservation of housing affordable to low- and very low-income households.

(B) A jurisdiction that is classified as suburban pursuant to this paragraph shall report to the Assembly Committee on Housing and Community Development, the Senate Committee on

Housing, and the Department of Housing and Community Development regarding its progress in developing low- and very low income housing consistent with the requirements of Section 65400. The report shall be provided three times: once, on or before December 31, 2019, which report shall address the initial four years of the housing element cycle, a second time, on or before December 31, 2023, which report shall address the subsequent four years of the housing element cycle, and a third time, on or before December 31, 2027, which report shall address the subsequent four years of the housing element cycle and the cycle as a whole. The reports shall be provided consistent with the requirements of Section 9795.

(f) A jurisdiction shall be considered metropolitan if the jurisdiction does not meet the requirements for “suburban area” above and is located in an MSA of 2,000,000 or greater in population, unless that jurisdiction’s population is less than 25,000 in which case it shall be considered suburban.

(g) (1) For sites described in paragraph (3) of subdivision (b), the city or county shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential. The methodology shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development, the city’s or county’s past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

(2) In addition to the analysis required in paragraph (1), when a city or county is relying on nonvacant sites described in paragraph (3) of subdivision (b) to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use identified pursuant to paragraph (3) of subdivision (b) does not constitute an impediment to additional residential development during the period covered by the housing element. An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period.

(3) Notwithstanding any other law, and in addition to the requirements in paragraphs (1) and (2), sites that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control through a public entity’s valid exercise of its police power, or occupied by low or very low income households, shall be subject to a policy requiring the replacement of all those units affordable to the same or lower income level as a condition of any development on the site. Replacement requirements shall be consistent with those set forth in paragraph (3) of subdivision (c) of Section 65915.

(h) The program required by subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 shall accommodate 100 percent of the need for housing for very low and low-income households allocated pursuant to Section 65584 for which site capacity has not been identified in the inventory of sites pursuant to paragraph (3) of subdivision (a) on sites that shall be zoned to permit owner-occupied and rental multifamily residential use by right

for developments in which at least 20 percent of the units are affordable to lower income households during the planning period. These sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 16 units per acre in jurisdictions described in clause (i) of subparagraph (B) of paragraph (3) of subdivision (c), shall be at least 20 units per acre in jurisdictions described in clauses (iii) and (iv) of subparagraph (B) of paragraph (3) of subdivision (c) and shall meet the standards set forth in subparagraph (B) of paragraph (5) of subdivision (b). At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low and low-income housing need on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.

(i) For purposes of this section and Section 65583, the phrase “use by right” shall mean that the local government’s review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. A local ordinance may provide that “use by right” does not exempt the use from design review. However, that design review shall not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Use by right for all rental multifamily residential housing shall be provided in accordance with subdivision (f) of Section 65589.5.

(j) Notwithstanding any other provision of this section, within one-half mile of a Sonoma-Marin Area Rail Transit station, housing density requirements in place on June 30, 2014, shall apply.

(k) For purposes of subdivisions (a) and (b), the department shall provide guidance to local governments to properly survey, detail, and account for sites listed pursuant to Section 65585.

(l) This section shall remain in effect only until December 31, 2028, and as of that date is repealed.

(Amended (as amended by Stats. 2018, Ch. 958, Sec. 3) by Stats. 2019, Ch. 664, Sec. 15.5. (AB 1486) Effective January 1, 2020. Repealed as of December 31, 2028, by its own provisions. See later operative version amended by Sec. 16.5 of Stats. 2019, Ch. 664.)

California Department of Housing and Community Development

Affirmatively Furthering Fair Housing

Guidance for All Public Entities and for Housing Elements

(April 2021 Update)



Definition of Affirmatively Furthering Fair Housing

Meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development.

Additional definitions can be found on Pg. 64.

Purpose and Uses of Ongoing Guidance and AFFH Data Viewer:

(Sample text for now – actual text to follow)

This guidance memo is a more comprehensive update to the AB 686 summary of requirements in housing element law that the Department of Housing and Community Development (HCD) released April 23, 2020, which can be found at hcd.ca.gov. This guidance is meant to assist public agencies and local governments meet AB 686 requirements. The guidance will be updated periodically in collaboration with practitioners and stakeholders to provide additional samples and best practices.

This guidance is advisory and is adopted pursuant to HCD's general authority to provide technical assistance on the preparation of housing elements. HCD is also cognizant of its own duty to affirmatively further fair housing (AFFH) in adopting this guidance. Nevertheless, where the document says "shall" or "must," there is no intent to create a mandatory duty that does not independently exist in statute, and the use of these terms is merely a repetition of that mandatory duty. This document offers guidance and should not be construed as legal advice.

HCD has also developed a statewide AFFH Data Viewer that assembles various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The AFFH Data Viewer may be utilized to address the data components of new requirements to affirmatively furthering fair housing but must be used in combination with other data such as local or regionally available data. The AFFH Data Viewer consists of map data layers organized by: 1) Fair Housing Enforcement and Outreach Capacity, 2) Segregation and Integration, 3) Disparities in Access to Opportunity, 4) Disproportionate Housing Needs, including Displacement Risks, 5) Racially and Ethnically Concentrated Areas of Poverty and Affluence and 6) Supplemental Data. The AFFH Data Viewer is intended to be useful to a broad audience, such as local and regional governments, and organizations involved in the housing element process. For more information, visit the HCD's website at **www.hcd.ca.gov/community-development/affh/.**





HCD Mission, Vision, and Core Values

Mission

Promote safe, affordable homes and vibrant, inclusive, sustainable communities for all Californians.

Vision

Every California resident can live, work, and play in healthy communities of opportunity.

Core Values

INNOVATION: Empowered to apply creative solutions

PROFESSIONALISM: Demonstrate a willing attitude, open-mindedness, competence, and respect at all levels

ACCOUNTABILITY: Responsible, thoughtful ownership and acknowledgement of actions and performance

MISSION-DRIVEN: Determined and focused on achieving HCD's purpose

INTEGRITY: Direct, honest, transparent, and ethical in every action

DIVERSITY: Support, strengthen, and foster diversity and inclusive teams, programs, and partnerships



California Department of Housing and Community Development

Director Gustavo Velasquez

Message Re:
AB 686 Affirmatively Furthering Fair Housing

April is fair housing month, and April 2021 marks a momentous time in the recent history of fair housing in America. Racial and economic inequity have been catapulted to the forefront of public discourse through the lenses of a deadly pandemic and ongoing structural racism, clearly capturing which of our neighbors are affected most, and why. For the well-being of our state, it is vital that we maintain a sharp focus on addressing the challenges we face in achieving racial equity and opportunity for all Californians.

President Joe Biden is following through with his early commitment to make racial equity and fair housing advancement a cornerstone of his administration's policy and has committed to reinstate the 2015 Affirmatively Furthering Fair Housing rule and the 2013 Disparate Impact rule. California also recognizes and fully commits to addressing the role that public policy – at all levels of government – played in creating the patterns of segregation and racially concentrated areas of poverty that we see in our state today.

In 2018, California passed AB 686 as the statewide framework to affirmatively further fair housing; to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. AB 686 is one of the most important tools that our local jurisdictions and partners can use to address systemic racism in housing and achieve positive impact for all Californians through public policies. AB 686 applies to all public agencies in all activities related to housing and community development. The duty to affirmatively further fair housing must be taken with the utmost diligence and cannot be ignored by any of us if it is to be successful.

Together, we must ameliorate past actions that led to inequity. As decision-makers we must create land-use and funding policies to increase affordable housing in high-resource neighborhoods that have often been exclusionary and bring additional resources to traditionally under-resourced neighborhoods.

Affirmatively furthering fair housing in California is about achieving better outcomes for all Californians regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and all other protected characteristics. These principles and requirements are necessary in addressing the racial wealth and homeownership gap, income disparities, and unequal access to opportunities. When everyone has better housing, health, and economic outcomes, we all do better as a whole.

Please join HCD and the many devoted partners in promoting stronger and more inclusive, sustainable communities. We know that our shared struggle for racial equity is centuries in the making and that there is more work to be done. We are honored to be part of a legacy of stepping up and making things better, for all of us.

Purpose

This guidance memo is a more comprehensive update to the AB 686 summary of requirements in housing element law that the Department of Housing and Community Development (HCD) released April 23, 2020, which can be found at hcd.ca.gov. This guidance is meant to assist public agencies and local governments meet AB 686 requirements. The guidance will be updated periodically in collaboration with practitioners and stakeholders to provide additional samples and best practices.

This guidance is adopted pursuant to Department of Housing and Community Development's (HCD's) general authority to provide technical assistance on the preparation of housing elements. Local jurisdictions' use of this guidance will support their legal obligation to comply with the duty to affirmatively further fair housing. HCD is also cognizant of its own duty to affirmatively further fair housing in this guidance.

Acknowledgements

The Department appreciates the contributions of the many individuals and organizations and sincerely thanks the guidance, expertise and partnership of:

- Governor's Office of Planning and Research
- Strategic Growth Council
- University of California, Berkeley – Center for Community Innovation, Othering and Belonging Institute and Terner Center
- Furthering Fair Housing MIT Research Consortium
- University of Minnesota Center for Urban and Regional Affairs
- National Housing Law Project
- Western Center on Law and Poverty
- PolicyLink
- Public Advocates
- Public Interest Law Project
- California Rural Legal Assistance
- Disability Rights
- Leadership Counsel for Justice and Accountability
- Poverty and Race Research Action Council
- Housing Rights Center
- The Law Foundation of Silicon Valley
- Public Law Center
- Public Interest Advocacy
- California Housing Partnership Corporation

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Background and History of Affirmatively Furthering Fair Housing

Where we call home has far-reaching impacts on our lives and futures. Home can provide us with the building blocks to success: a sense of belonging, safety, and access to economic and social opportunities. Housing is a key determinant in whether or not people have the resources to live healthy lives and achieve their full potential. Land use policies and planning often translate into the ability of families to access neighborhoods of opportunity, with high-performing schools, greater availability of jobs that afford entry to the middle class, and convenient access to transit and services. The limits on housing choice and access experienced by people within protected classes, such as race, sexual orientation, or disability, have far-reaching impacts on access to job opportunity, quality education, and mental and physical health.

Residential segregation and exclusion, whether by race, ethnicity, disability, or income, is a result of numerous housing policies, practices, and procedures—both public and private—that have had enduring and pervasive negative impacts. Overt and covert housing discrimination through land use policy, shifting housing markets, and patterns of investment and disinvestment, have restricted meaningful fair housing choice and equitable access to opportunity, particularly for communities of color. Historic patterns of segregation persist in California despite the long-standing federal mandate, established by the Fair Housing Act of 1968 (FHA), that federal agencies and federal grantees affirmatively further the purposes of the FHA.

In the decades preceding and since the passage of the FHA, government and non-governmental policies and practices have disproportionately and unfairly impacted people and communities. Rampant exclusionary tactics and disparate treatment such as redlining, racially restrictive covenants, and biased mortgage lending practices were a few of the methods in the housing system that federal, state, and local lawmakers developed or explicitly supported to encourage spatial inequality based on race. State-sponsored, racially explicit practices fostered economic inequality and created a systematic wealth gap, as some groups were excluded from accessing homeownership and thereby denied the ability to create intergenerational wealth through investments in real estate.

In 1968, the FHA was enacted to remedy significant and long-standing inequities borne by protected classes, particularly Black and Hispanic people. As amended in subsequent years, the FHA mandates broad protections, prohibiting housing discrimination based upon race, color, religion, sex, disability, familial status, or national origin. Importantly, it advances the need to go beyond prohibiting housing discrimination and create opportunities for real housing choice through affirmatively furthering fair housing.[1]

1 The Fair Housing Act of 1968 originally only protected against discrimination based on race, color, religion, and national origin. The FHA was later amended in 1974 to include sex and then again in 1988 to include discrimination based on disability and familial status.

Although federal mandates prohibit overt forms of discrimination in housing, forces driving residential segregation have persisted, sometimes taking on new forms to achieve the same discriminatory ends. Racially explicit practices were subtly replaced by race-neutral methods to exclude people of color from predominantly white neighborhoods. Over time, single-family zoning emerged and replaced race-based zoning as a tool for segregating communities by restricting more affordable housing options, such as apartments or condominiums. Exclusionary zoning policies have made it difficult for lower-income residents to access certain communities and in turn has had a discriminatory effect on protected characteristics such as race, disability, and familial status. Furthermore, federal, state, and local subsidized programs failed to construct affordable housing in high-resource neighborhoods, which are disproportionately white, thereby reinforcing the spatial segregation of low-income communities of color.[2]

Past and present discriminatory policies and practices, including long-term disinvestment, have resulted in neighborhoods with concentrated poverty and poor housing stock, limited access to opportunity, unsafe environmental conditions, underfunded schools, dilapidated infrastructure, and other disproportionately experienced problems. In addition, governmental policies have subsidized the development of segregated, high-resourced suburbs in metropolitan areas by constructing new highway systems—often through lower income communities of color— to ensure access to job opportunities in urban centers. This physical and policy infrastructure supports patterns of discrimination and high levels of segregation that continue to persist in California and across the country. All of these conditions persist despite the over 50-year-old obligation to prohibit discrimination and affirmatively further fair housing.

2 As of 2017, the State of California had 391 racially and ethnically concentrated areas of poverty (R/ECAP) areas, which represents a notable 40 percent increase from the 278 R/ECAP areas documented in 2010. Between 2000, when the state had 182 R/ECAP areas, and 2017, California has seen a 115 percent increase in R/ECAP areas (Final 2020 Analysis of Impediments (AI), p. 165).

Housing policy, program guidelines, and regulations were essential in creating current inequities, and they are equally important in both preventing further segregation and concentration of poverty, as well as increasing access to opportunity. In order to ameliorate past actions that led to inequity, decision-makers must create land-use and funding policies to increase affordable housing in high resource neighborhoods that have often been exclusionary (explicitly or in effect of costs and zoning policies) and bring additional resources to traditionally under-resourced neighborhoods.

To address these conditions, Assembly Bill 686 (AB 686), signed in 2018, establishes an independent state mandate that expands the duty of all California's public agencies to affirmatively further fair housing (AFFH). AB 686 added to existing protections in California. The Fair Employment and Housing Act (FEHA) provides broad protections to California residents, prohibiting housing discrimination through public or private land-use practices, decisions, and authorizations based upon "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, or genetic information."[3] Also, Government Code section 65008 prohibits discrimination against affordable housing based on financing or occupancy by low- and moderate-income households. With the passage of AB 686, state and local public agencies are required to affirmatively further fair housing through deliberate action to explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities. Importantly, AB 686 also creates new housing element requirements applying to all housing elements due to be revised on or after January 1, 2021. These requirements include an assessment of fair housing practices, an analysis of the relationship between available sites and areas of high or low resources, and concrete actions in the form of programs to affirmatively further fair housing. The purpose of this assessment and analysis is to replace segregated living patterns with truly integrated and balanced living patterns and to transform racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity. The purpose of this memo is to assist in that assessment and analysis.

3 Gov. Code, §§ 12900-12996.

Chart 1: Summary of AB 686 Requirements



Overview of AB 686 Changes to Law

AB 686 (Chapter 958, Statutes of 2018) makes changes to laws in two broad areas:

1. Duty of All Public Agencies to Affirmatively Further Fair Housing
2. Affirmatively Furthering Fair Housing Changes to Housing Element Law

Duty of All Public Agencies to Affirmatively Further Fair Housing

Existing federal law requires departments and agencies to administer programs relating to housing in a way that affirmatively furthers fair housing.[4] These obligations extend to state and local governments that receive funds or contract with the federal government. For example, a local government receiving Community Development Block Grant (CDBG) dollars directly from the federal government is obligated to affirmatively further fair housing; under federal law this included completing an assessment of fair housing to inform the consolidated plan. However, federal planning requirements are subject to shifting promulgation of laws through various mechanisms such as regulations, rules, and program guidelines.[5]

As of January 1, 2019, AB 686 extends the obligation to affirmatively further fair housing to all public agencies in the State of California. This affirmative duty is not limited to those agencies with relationships with the federal government and is to be broadly applied throughout agencies at the state and local level.[6] Now, all public agencies must both (1) administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and (2) take no action inconsistent with this obligation. Affirmatively furthering fair housing means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities." [7] These new statutory obligations charge all public agencies with broadly examining their existing and future policies, plans, programs, rules, practices, and related activities and make proactive changes to promote more inclusive communities. [8]

Affirmatively Furthering Fair Housing Changes to Housing Element Law

Even prior to the passage of AB 686, Housing Element Law inherently promoted more inclusive communities, such as by addressing the disproportionate housing needs of lower income households, and households with special needs (e.g., persons with disabilities, elderly, large households, single

4 See Executive Order 12892 – Leadership and Coordination of Fair Housing in Federal Programs: Affirmatively Furthering Fair Housing. January 17, 1994.

5 Effective September 8, 2020, HUD replaced the final AFFH rule with the Preserving Community and Neighborhood Choice rule [federalregister.gov]. Under the new rule entities are not required to complete a fair housing assessment (AFH or AI). They must AFFH, which has been redefined to read as, "means to take any action rationally related to promoting any attribute or attributes of fair housing as defined in the preceding subsection" (24 C.F.R. §5.150 (2020)).

6 Gov. Code, § 8899.50, subd. (a)(2).

7 Id., subd. (a)(1).

8 Id., subds. (a)(1), (a)(2), (b), (c), and (d).

parent households, farmworkers, and people experiencing homelessness).[9] For example, Housing Element Law requires local governments to make diligent efforts to include all segments of the community in public participation. Housing Element Law requires specific analysis of persons and households with special needs and commensurate development of policies and programs.[10] Housing Element Law, among many other things, also requires zoning for a variety of housing choices, the identification of sites to accommodate the housing needs of all incomes, and specific programs to promote fair housing.[11]

AB 686 makes changes to Housing Element Law to ensure the long-standing duty to affirmatively further fair housing is part of the housing element of the general plan,[12] which is the fundamental guiding document for community development for all local governments.[13]

Major changes include:

Outreach and Capacity

The preparation, adoption, and implementation of a housing element requires a diligent effort to include all economic segments of the community.[14] AB 686 reinforces and builds on this requirement. Under AB 686 and changes to Housing Element Law, the housing element must also include a summary of fair housing outreach and capacity.[15] The element must describe meaningful, frequent, and ongoing community participation, consultation, and coordination that is integrated with the broader stakeholder outreach and community participation process for the overall housing element.[16]

Outreach plans should consider geographic barriers to participation, especially in geographically extensive jurisdictions and rural areas, and should plan to hold in-person meetings in various locations to ensure residents from across the jurisdiction have the opportunity to participate. Jurisdictions should seek sites that are transit-accessible and/or consider options to assist residents without vehicle access with transportation.[17] Meetings should be held outside of work hours, including on evenings and weekends, to facilitate participation.[18] Drafts of the housing element should be made available to the public for review and comment with ample time before submission to the Department of Housing and Community Development (HCD) for review. In-person and electronic options for participation should also be made available. Also, housing element outreach should be aligned with the SB 1000 (2016)

9 See, e.g., Gov. Code, § 65583, subds. (a)(1), (a)(7); HCD, Building Blocks, at https://www.hcd.ca.gov/community-development/building-blocks/index.shtml.

10 Gov. Code, § 65583, subds. (a)(7), (c).

11 See, e.g., Gov. Code, § 65583, subd. (a)(4), (c)(1).

12 See, e.g., Gov. Code, § 65583, subd. (c)(5).

13 DeVita v. County of Napa (1995) 9 Cal.4th 763, 772–773 ("general plan … remains, a 'constitution' for future development"); Lesher Communications, Inc. v. City of Walnut Creek (1990) 52 Cal.3d 531, 540 (general plan is located at the top of "the hierarchy of local government law regulating land use").

14 Gov. Code, § 65583, subd. (c)(9).

15 See, e.g., Gov. Code, § 65583, subd. (c)(10)(A)(i).

16 Gov. Code, §§ 65583, subds. (c)(9), (c)(10), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42292-42302, 42353-42360, esp. 42354-42356 (July 16, 2015).

17 Gov. Code, § 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42353-42360, esp. 42354-42356 (July 16, 2015); HCD, Building Blocks, Public Participation at https://www.hcd.ca.gov/community-development/building-blocks/getting-started/public-participation.shtml.

18 Gov. Code, § 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42292-42302, 42353-42360, esp. 42354-42356 (July 16, 2015); HCD, Building Blocks, Public Participation at https://www.hcd.ca.gov/community-development/building-blocks/getting-started/public-participation.shtml.

(Environmental Justice Element)[19] outreach to the extent possible, given the overlapping topic areas.

Examples of key stakeholders:

- Community-based and other organizations (CBOs) that represent protected class members
- Public housing authorities
- Housing and community development providers
- Lower income community members and households that include persons in protected classes
- Fair housing agencies
- Independent living centers
- Regional centers
- Homeless services agencies
- Churches and community service organizations that serve ethnic/linguistic minorities

Important components of meaningful engagement:

- Translation of materials and making translation available at meetings
- Working with CBOs and other community stakeholders to develop effective outreach and engagement plans
- Making accessible information materials that avoid use of overly technical language
- Offering mini-grants to CBOs and other stakeholders to assist with engagement of low-income households and protected classes

Assessment of Fair Housing: Summary of Issues and Analysis of Patterns, Trends, and Disproportionate Housing Needs

The housing element now incorporates planning and analysis which is collectively referred to as an assessment of fair housing (AFH),[20] which generally includes:

- A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and outreach capacity; and
- An analysis and summary of fair housing issues utilizing available federal, state, and local data and knowledge. The analysis must include a variety of factors, such as trends and patterns within the locality and in comparison to the broader region, and the analysis must address:
  - » Integration and segregation;
  - » Racially or ethnically concentrated areas of poverty;
  - » Disparities in access to opportunity, including for persons with disabilities; and
  - » Disproportionate housing needs (this may include things like overpayment, overcrowding, housing conditions disproportionately affecting protected classes), including displacement risk.

19 Gov. Code, § 65302, subd. (h).

20 Gov. Code, §§ 65583, subds. (c)(9), (c)(10), 8899.50, subds. (a), (b), (c); AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42292-42302, 42343-42344, 42353-42360 (July 16, 2015).

Site Inventory

Prior to AB 686, Housing Element Law required jurisdictions to inventory and identify adequate sites appropriately zoned and available to accommodate its Regional Housing Need Allocation (RHNA).[21] The housing element must demonstrate that there are adequate sites zoned for the development of housing for households at each income level sufficient to accommodate the number of new housing units needed at each income level as identified in the RHNA.[22]

AB 686 now requires that a jurisdiction identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing (AFFH) and the findings of its assessment of fair housing, pursuant to Government Code section 65583, subdivision (c)(10)(A).[23] In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.[24]

Identification and Prioritization of Contributing Factors

Existing Housing Element Law requires various analyses, such as a housing needs assessment, housing needs of persons with special needs, housing conditions, potential governmental and non-governmental constraints, site inventory to accommodate the projected housing need (i.e., regional housing need allocation), and identification of units at risk of converting to market-rate uses.[25] Each of these analyses inform the goals, policies and schedule of actions to address the existing and projected housing needs over the planning period.[26] AB 686 advances this same framework and requires linking analysis with policy and action formulation. AB 686 requires an identification and prioritization of contributing factors to fair housing issues based on all the previously required analysis (outreach, fair housing assessment, site inventory).[27] This identification and prioritization must give highest priority to factors that limit or deny fair housing choice or access to opportunity or negatively impact fair housing or civil rights. [28]

Goals and Actions

Existing Housing Element Law requires programs with a schedule of actions with timelines and specific commitment to have a "beneficial impact" within the planning period to achieve the goals and objectives of the housing element. Programs must address various statutorily mandated areas, such as identification of adequate sites, zoning for a variety of types, assisting development for lower and moderate income households, addressing governmental and non-governmental constraints,

21 See, e.g., Gov. Code, § 65583, subds. (a)(3); HCD, Building Blocks, at https://www.hcd.ca.gov/community-development/building-blocks/index.shtml.

22 Ibid.

23 Gov. Code, § 65583.2, subd. (a).

24 Gov. Code, § 8890.50. subd. (b).

25 See, e.g., Gov. Code, § 65583, subd. (a); HCD, Building Blocks, at https://www.hcd.ca.gov/community-development/building-blocks/index.shtml.

26 See, e.g., Gov. Code, § 65583, subds. (b), (c); HCD, Building Blocks, at https://www.hcd.ca.gov/community-development/building-blocks/index.shtml.

27 See, e.g., Gov. Code, § 65583, subd. (c)(10)(A)(iii); Gov. Code, § 8899.50, subds. (a)(1), (b).

28 See, e.g., Gov. Code, § 65583, subd. (c)(10)(A)(iv).

conserving the existing housing stock, preserving at-risk units, and promoting housing opportunities for all people.[29] AB 686 builds upon these program requirements, including modifying the existing program requirement to promote fair housing opportunities to now include actions that promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons. As part of this requirement, the housing element now requires an identification of priorities and goals based on identified contributing factors that limit or deny fair housing choice or access to opportunity, or that negatively impact fair housing or civil rights compliance.[30] Similar to the existing Housing Element Law, AB 686 also requires identification of metrics or quantified objectives and milestones for determining what fair housing results will be achieved.[31] Strategies and actions to implement priorities and goals may include, but are not limited to:

- Enhancing mobility strategies and promoting inclusion for protected classes
- Encouraging development of new affordable housing in high-resource areas
- Implementing place-based strategies to encourage community revitalization, including preservation of existing affordable housing
- Protecting existing residents from displacement

These actions, taken together, must significantly address disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, fostering and maintaining compliance with civil rights; and must affirmatively further fair housing.

Consistency with the Affirmatively Furthering Fair Housing Rule

The passage of AB 686 in 2018 enshrined the duty to affirmatively further fair housing within California state law, regardless of future federal actions. California's law essentially preserves the U.S. Department of Housing and Urban Development's (HUD) 2015 Affirmatively Furthering Fair Housing Final Rule as published in the Federal Register in 2015.[32] This was done to ensure the 2015 AFFH Final Rule remained the law in California, despite the potential federal rollback of the rule and tool. (The 2015 rule was suspended in 2018 and ultimately terminated in 2020.) State law is clear, California's AFFH duty remains regardless of subsequent amendment, suspension, or revocation of the 2015 AFFH Final Rule.

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29 Gov. Code, § 65583, subd. (c).

30 Gov. Code, §§ 65583, subds. (c)(10), 8899.50, subds. (a), (b), (c); AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42353-42360, esp. 42358 (July 16, 2015).

31 Gov. Code, § 65583, subds. (c)(10)(A)(iv).

32 Per Government Code section 8899.50, subdivision (c), the section shall be interpreted consistent with the AFFH Final Rule and accompanying commentary as published by HUD in volume 80 of the Federal Register, Number 136, pages 42272 to 42371, inclusive, dated July 16, 2015. Note that, at times, this document cites to the 2016 the Code of Federal Regulations; this is because the rule adopted in July 2015 was too late to be codified in the 2015 Code and was codified in the regulations for the first time in the 2016.

Part 1: Duty of All Public Agencies to Affirmatively Further Fair Housing

AB 686 strengthens existing California fair housing and civil rights laws. California's Fair Employment and Housing Act (FEHA) provides broad protections to California residents, prohibiting housing discrimination based upon "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information."[33] California's Government Code section 65008 prohibits discrimination in housing based on occupation, age, or protected characteristic; method of financing; or the intended occupancy by lower or moderate income people. While state law prohibited discrimination through public or private land use practices, decisions, and authorizations based on any of these characteristics, it had not included a state requirement to affirmatively further fair housing. As of January 1, 2019, AB 686 creates a state mandate requiring public agencies and jurisdictions to go beyond combating discrimination to affirmatively further fair housing.

> **"Affirmatively furthering fair housing"** means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. - (Gov. Code, § 8899.50, subd. (a)(1).)

Beyond the housing element requirements, AB 686 requires all public agencies (including, but not limited to, all cities and counties, and housing authorities) to ensure that their housing and community development programs and activities—taken together—affirmatively further fair housing, and that they take no action materially inconsistent with this obligation.[34]

Affirmatively furthering fair housing includes taking proactive and meaningful actions that have a

33 Gov. Code, §§ 12900-12996.

34 Gov. Code, § 8890.50, subds. (a)(1), (b), (d).

significant impact in integrating living patterns and socio-economic concentrations—well beyond combating discrimination or mitigating disparities. Meaningful actions must be taken in concert with each other and address all of the following: [35]

1. **Significant Disparities in Housing Needs and in Access to Opportunity:** Examples include incentivizing new residential development to include below-market rate housing; conserving affordability of existing housing, such as limitations on rents or conversion of such housing to higher rent or higher priced housing; encouraging systematic code enforcement activities that maintain housing stock while ensuring such enforcement does not cause displacement; and promoting housing mobility strategies and displacement mitigation strategies to ensure equitable access to opportunity. Housing mobility strategies may include providing affordable and accessible transportation options to enhance access to education and economic development opportunities. Displacement mitigation strategies may include tenant protections, conservation of existing stock, preservation of units at-risk of conversion to market-rate uses, acquisition and rehabilitation of existing stock, including naturally occurring affordable housing, and removing barriers to building affordable housing.

2. **Replacing Segregated Living Patterns with Truly Integrated and Balanced Living Patterns:** Examples include community benefits agreements that balance development proposals with tangible, local benefits to residents in the area (e.g., creating affordable housing, funding renter assistance programs for nearby residents, or other investments that meet community-identified needs, such as infrastructure and community amenities). Other examples include inclusionary zoning requirements and land-value recapture mechanisms, zoning for a variety of housing types, particularly those that may be lacking from the community or neighborhood, including: multifamily housing, low-barrier navigation centers, group homes, supportive housing, and accessible units. Promote education on how restrictions on multifamily housing, such as limited multifamily zoning and height and density limitations, impact inclusive communities. Seek local input on housing proposals while recognizing that "local vetoes" of affordable and mixed-income housing in racially segregated concentrated areas of affluence create fair housing issues.[36]

3. **Transforming Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) into Areas of Opportunity:** Examples include community-led, place-based strategies to revitalize communities, such as economic development strategies and prioritizing investment in R/ECAPs that meet the needs of existing low-income residents, such as safe routes to school, transit, parks, schools, bike and pedestrian infrastructure, urban forestry, other neighborhood improvements; preserving naturally occurring affordable housing, such as mobilehome parks; and preservation as affordable housing of market-rate units where low-income households live; and promoting mixed-income development coupled with strong anti-displacement protections. Conduct outreach and advertise city program to persons with limited English proficiency. Other examples include community engagement in planning processes, including targeted outreach, technical assistance to help apply for grants, economic development strategies, workforce development, youth engagement and educational programs, healthy food access, affordable energy, and transportation access.

35 Gov. Code, §§ 8890.50, subds. (a)(1), (b), (d), 65583, subds. (c)(5), (c)(10); AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42353-42360 (July 16, 2015); 24 C.F.R. §§ 5.152, 5.154 (2016).

36 The Internal Revenue Service Revenue Ruling 2016-29 states that the Internal Revenue Code neither forces nor encourages local approval in decisions allocating Low Income Housing Credits, based on the concern that this practice perpetuates racial segregation. State housing agencies are not required or encouraged to honor local vetoes.

4. **Fostering and Maintaining Compliance with Civil Rights and Fair Housing Laws:** Agencies must diligently comply with civil rights and fair housing laws, including the California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with section 12900) of Division 3 of Title 2), Government Code sections 8899.50, 65008, 65583, subdivisions (c)5) and (c)(10), and11135, Civil Code section 51 (the Unruh Civil Rights Act), and FEHA regulations in California Code of Regulations, title 2, sections 12005-12271.

In addition to taking meaningful action, public agencies must not take any action materially inconsistent with the obligation to affirmatively further fair housing. Examples of materially inconsistent actions include those that:

- Hinder any of the affirmative actions public agencies take to further fair housing (e.g., lack of enforcement of rules intended to promote fair housing choices, diminishing fair housing principles from program guidelines, and inequitable implementation or enforcement of programs and activities)
- Perpetuate discrimination, segregation, R/ECAPs, and barriers that restrict access to opportunity based on protected characteristics (e.g., lack of affirmative marketing in funded housing developments, excluding accessibility modifications from eligible uses in funding, absence of community revitalization strategies in programs and policies)
- Are inconsistent with the housing element or the No-Net-Loss Law[37] (e.g., downzoning without upzoning, zoning barriers to housing choices, removing tenant protections)
- Have a disparate impact on protected classes (e.g., zoning or siting toxic or polluting land uses or projects near a disadvantaged community, lack of investment in concentrated areas of poverty, lack of multifamily housing or affordable housing options in high-resource areas, investment without ant-displacement strategies in areas of disproportionate housing need)

Public agencies must ensure housing and community development programs and activities are designed and can be reasonably expected to achieve a significant and tangible positive change that affirmatively furthers fair housing by, for example, increasing fair housing choice or decreasing disparities in access to opportunity.

All Public Agencies

Existing federal law requires departments and agencies to administer programs relating to housing in a way that affirmatively furthers fair housing. These obligations apply to state and local governments that receive funds or contract with the federal government and are often limited to housing programs. However, California Government Code section 8899.50 extends well beyond those agencies with federal funds or contracts and includes virtually all public agencies in California.

Public agencies include all subdivisions of the state, such as officers, offices, agencies, commissions, bureaus, boards, departments and divisions. Examples include the Department of Housing and Community Development (HCD), California Housing Finance Agency, Department of Developmental Services, Department of Health Services, Department of Social Services, Tax Credit Allocation Com-

37 Gov. Code, § 65863.

mittee, Governor's Office of Planning and Research, including the Strategic Growth Council, California Department of Transportation, California Transportation Commission, California Department of Education, Department of Conservation, California Coastal Commission, Natural Resources Agency, California Environmental Protection Agency, State Water Resources Control Board, Department of Water Resources, and many more. Public agencies also include all public housing authorities, redevelopment successor agencies, cities, counties, cities and counties, and charter cities and counties.[38]

Programs and Activities

The obligation to AFFH for public agencies applies to all housing and community development programs and activities. Programs and activities should be considered expansively and not in a manner to limit affirmatively furthering fair housing. For example, most state agencies are involved in some combination of planning, financial investment, regulatory function, or technical assistance, outreach and education. All of these broad categories should be considered programs and activities. This expansive application of programs and activities also applies to local governments. For example, capital improvement plans, code enforcement and other regulatory functions, housing assistance programs, and planning and zoning documents should all affirmatively further fair housing.

38 Gov. Code, § 8899.50, subd. (a)(2).

Programs and Activities Related to Housing and Community Development

All public agencies are required to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing. Housing and community development should be broadly construed and should not be interpreted in a limited manner. For example, an agency's name does not need to explicitly bear the words "housing" or "community" or "development" to have activities or programs related to housing and community development. Any program or activities that impact housing and community development should address the obligation to affirmatively further fair housing. Community development should be considered broadly as any processes or issues related to community members or social and physical surroundings. Housing and community development are not limited to housing programs and activities. For example, public agencies with programs and activities in any way related to land use or access to opportunity based on where a person lives pertains to community development, which in turn involves housing. In this way, programs and activities that involve transportation, land conservation, hazard planning, infrastructure, economic issues, public facilities, social services, coastal resources, other environmental resources, and more should be affirmatively furthering fair housing. The same applies to local agencies. This obligation is not limited to investment, planning, and outreach related to housing, but also broader community development, such as infrastructure, public schools, parks and recreation, and other capital improvements.

Tips for Implementation

To affirmatively further fair housing through programs and activities, public agencies should consider a variety of factors and consult with other agencies. Agencies should also consider a process to incorporate affirmatively furthering fair housing in programs and activities.

For example:

1. **Gather and Analyze Data:** To better understand affirmatively furthering fair housing, agencies should explore available data related to the topic area to identify spatial patterns and trends and evaluate the impacts of programs and activities. For data options, see "Part 3 Resources" or visit HCD's website at www.hcd.ca.gov/community-development/affh/.

2. **Engage the Community:** Proactively reach out to individuals and organizations that represent lower income households, people in protected classes, and households with special needs to develop open and mutual communication. Solicit input and communicate on a regular and ongoing basis, not just during formal public comment periods.

3. **Assess Programs and Activities:** Inventory programs and activities and explore opportunities to affirmatively further fair housing.

4. **Develop a Plan with Clear Timelines:** Identify goals and actions and establish a schedule. Proactively seek the public's input on the plan and make it available prior to finalizing.

5. **Implement the Plan and Monitor Progress:** Assign a lead and prioritize the plan to carry out the actions and achieve the goals. Regularly monitor (e.g., biannually) progress and make adjustments.

Engagement: Early, Often, Ongoing and More

Outreach early in the development and throughout the completion of programs and activities is foundational to affirmatively furthering fair housing. Public agencies should seek a variety of methods to gather input from key stakeholders, such as community-based and other organizations that include and represent protected class members, lower income households and households with special needs (e.g., elderly, persons with disabilities, large households, farmworkers, female-headed households and persons experiencing homelessness), public housing authorities, community members that are lower income, and members of protected classes.

- **Early:** Public agencies should involve stakeholders well before releasing drafts of programs and in the early stages of development of other activities. This early engagement often yields better program results and at a nimbler stage in the development of a program. Early engagement is also key to building stronger working relationships and products that are more inclusive by design.
- **Often:** Many times, the development of programs and activities at a state and local level can take months and even years. An effective and inclusive outreach process will have multiple contact points throughout the development.

- **Ongoing:** Outreach should not stop after a program or activity is developed. An inclusive process will continue outreach through marketing, technical assistance, implementation, and evaluation of a program or activity.
- **More:** Outreach should employ a variety of strategies and methods to promote access (e.g., effective communication and reasonable accommodations for persons with disabilities, and meaningful access for persons with limited English proficiency) and consider feedback loops to keep stakeholders and individuals informed whenever possible.

Inventory and Amend Existing Programs and Activities

Public agencies should review all programs and activities for opportunities to affirmatively further fair housing. For state programs, example areas include planning documents, eligibility and scoring criteria and other provisions for funding programs, geographic distribution criteria, outreach, marketing and technical assistance, regulatory enforcement, and lack of exception processes. For local programs, example areas include assessing land use and zoning policies against patterns of racial segregation, marketing and outreach, prioritization of areas of concentrated poverty or lack of access to opportunity, funding, capital improvements such as infrastructure investment, anti-displacement policies, workforce development training, and economic development strategies.

Public agencies should also incorporate racial and equity inclusion into regulatory and technical assistance functions by prioritizing assistance to combat racial segregation, foster inclusion, and benefit areas of concentrated poverty, eliminate disparities in access to opportunity, and address disproportionate housing need, including displacement and housing and transportation cost burden. For example, a local government could adopt zoning and incentives for more housing choices and affordability in higher resource areas; target resources for rehabilitation and maintenance of existing housing and anti-displacement policies in lower resource areas; develop pathways to homeownership for people in lower resource areas; seek to creatively engage communities; and create decision-making opportunities for communities in low resource areas regarding outcomes for health, economic development, planning, housing, and transportation.

Make a Schedule and Regularly Evaluate and Modify Programs

All public agencies should immediately evaluate all programs and activities for opportunities to affirmatively further fair housing. A comprehensive evaluation and modification of programs and activities may be time-consuming for larger agencies, especially when regulation and legal changes are required. To address these challenges, make a schedule and allocate adequate staff time and resources to make affirmatively furthering fair housing a deliberate and consistent effort. Also, whenever updates occur, ensure that equity and inclusion are considered and addressed. This will require a thorough analysis of potential intended and unintended impacts of policy decisions on protected class members, lower income households, households with special needs, areas of concentrated poverty, lower resource areas, and areas of disproportionate housing need. Examples include updates to regulations, guidelines, notices of funding availability, scoring rubrics, and planning document updates such as general plans, community plans, zoning codes and capital improvement plans. Engaging residents and representative organizations into policy decisions is the best way to understand the full breadth of impacts of policy change.

Cultivate Values of Inclusion

Fostering inclusion in an agency's values can have a huge impact in program and activity design. Agencies could consider implementing a variety of diversity, equity, and inclusion initiatives, such as racial equity trainings, incorporating racial equity into hiring practices and promotional opportunities, and committing to creating an organizational culture of inclusion and open communication. Making sure that staff and leadership are better trained and consistently practicing inclusion will have an ongoing impact throughout the processes.

A Public Agency AFFH Success: In partnership with **Race Forward**, the Public Health Institute, and the **California Endowment**, the California Strategic Growth Council (SGC) is leading a variety of activities to affirmatively further fair housing in the agency. Specifically, SGC supports the Capitol Collaborative on Race & Equity (CCORE)—a racial equity capacity-building program for State of California employees. CCORE builds on the success of a 2018-2019 Government Alliance for Race and Equity Capitol Cohort pilot initiative, and offers two cohorts for participants to receive training to learn about, plan for, and implement activities that embed racial equity approaches into institutional culture, policies, and practices. In 2020, SGC adopted a **Racial Equity Action Plan**, which outlines concrete actions that SGC is taking to achieve racial equity in the organization's operations, programs and policies in order to achieve its vision that all people in California live in healthy, thriving and resilient communities regardless of race.

Part 2: Affirmatively Furthering Fair Housing Changes to Housing Element Law

As discussed in Part 1, AB 686 requires virtually all state and local agencies (including, but not limited to, all cities, counties, cities and counties, and housing authorities) to ensure that their laws, programs and activities affirmatively further fair housing, and that they take no action inconsistent with this obligation.[39] In addition, AB 686 amends Housing Element Law[40] to better affirmatively further fair housing by adding several new requirements related to:

- Outreach
- Assessment of Fair Housing
- Site Inventory
- Identification and Prioritization of Contributing Factors
- Goals and Actions

Outreach

The preparation, adoption, and implementation of a housing element includes a diligent effort to include public participation from all economic segments of the community.[41] A diligent effort means going beyond simply giving the public an opportunity to provide input and should be proactively and broadly conducted through a variety of methods to assure access and participation.[42] AB 686 also requires jurisdictions to include a summary of their fair housing outreach capacity.[43] To address these requirements, the housing element must describe meaningful, frequent, and ongoing public participation with key stakeholders.[44] Among others, examples of key stakeholders must include public housing authorities, housing and community development providers, advocacy groups (local, regional, and state level), community members who are lower income, persons and households with special needs, members of protected classes, representative advocacy organizations and other similarly interested parties, fair housing agencies, independent living centers, regional centers, and

39 Gov. Code, § 8899.50, subd. (a)(2).

40 Gov. Code, § 65583, subds. (c)(5), (c)(10).

41 Gov. Code, §§ 65583, subds. (c)(9).

42 Gov. Code, §§ 65583, subds. (c)(9), (c)(10)(A)(i), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42353-42360 (esp. 42354-42356), 42363-42364 (July 16, 2015).

43 Gov. Code, §§ 65583, subds. (c)(9), (c)(10)(A)(i).

44 Gov. Code, §§ 65583, subds. (c)(9), (10)(A)(i), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42353-42360 (July 16, 2015). See details in, for instance, 24 C.F.R. § 5.158 (2016).

homeless service agencies. The element must describe: [45]

- Outreach activities intended to reach a broad audience, such as utilizing a variety of methods, broad and proactive marketing, including targeted areas and needs, promoting language access and accessibility for persons with disabilities (which can include effective communication, reasonable accommodations, and remote participation opportunities), and consulting with relevant organizations;
- List of organizations contacted and consulted in the process and for what purpose;
- Summary of comments and how the comments are considered and incorporated (including comments that were not incorporated), particularly with changes to the housing element; and
- Summary of issues that contributed to lack of participation in the housing element process by all economic segments, particularly people with protected characteristics, if that proves to be the case.

While localities must undertake diligent outreach efforts throughout the entire housing element preparation, some key areas to seek input include:

- **Review of Past Actions:** The housing element requires a review of the previous housing element for progress in implementation, effectiveness of programs in meeting goals, and appropriateness of modifying programs for the current planning period. Localities should make a specific effort to gather input from all segments of the community on the effectiveness of these programs and how to make adjustments moving forward.
- **Assessment of Fair Housing:** The assessment of fair housing requires various analyses such as segregation, integration, disparities in access to opportunity, and disproportionate housing needs. Localities should reach out to fair housing organizations for any available data to complement readily available state or federal data.
- **Potential Constraints on Housing for Persons with Disabilities:** Localities should seek individuals and advocates for persons with disabilities to better identify barriers and promote access to fair housing choices. Examples of agencies to reach include independent living centers, regional centers for developmental services, information from institutions including jails and prisons, state hospitals, etc. Disability outreach should include place-based/neighborhood-based groups and senior groups, like area associations on aging and others, including those that serve distinct ethnic or linguistic communities.
- **Policies and Actions:** Specific outreach to all segments of the community will assist and strengthen policy formulation to result in meaningful actions that have a significant positive impact.

Assessment of Fair Housing

The housing element includes a housing needs assessment, which includes various requirements such as analysis of household characteristics (e.g., overpayment, overcrowding), housing conditions, and persons with special needs.[46] These analyses, in turn, guide policy and action formulation. As part of the housing needs assessment, the element is now required to include an assessment of fair

45 Gov. Code, §§ 65583, subds. (c)(9), (10)(A)(i), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42292-42297, 42353-42360 (July 16, 2015). See details in, for instance, 24 C.F.R. §§ 5.514(d)(6), 5.158 (2016).

46 Gov. Code, §§ 65583, subd. (c)(10)(A), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42348-42351, 42353-42360, esp. 42353-42354 (July 16, 2015).

housing, including a summary of fair housing issues. A summary of fair housing issues is an essential step to informing and prioritizing contributing factors and, eventually, goals and actions.

A **fair housing issue** is a condition in a geographic area of analysis that restricts fair housing choice or access to opportunity, and includes such conditions as ongoing local or regional segregation or lack of integration, racially or ethnically concentrated areas of poverty and affluence, significant disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing.

Fair housing choice means that individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, disability, or other protected characteristics. Fair housing choice encompasses: **(1) Actual choice,** which means the existence of realistic housing options; **(2) Protected choice,** which means housing that can be accessed without discrimination; and **(3) Enabled choice,** which means realistic access to sufficient information regarding options so that any choice is informed. For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs as required under federal civil rights law, including equitably provided disability-related services that an individual needs to live in such housing.

Examples:

- People with mobility impairments have **actual choice** when realistic housing options (e.g., units with accessible features) exist in their housing market area at an affordable cost. Persons with disabilities who are unable to use stairs or need a zero-step shower may not have actual housing choice without the presence of housing units with these accessibility features.
- People with lower incomes have **actual choice** when units that are affordable and well maintained exist in all parts of a jurisdiction and region.
- In order for families to have **protected choice** they need to access housing options without discrimination. In a 2016 housing discrimination study, researchers found that compared to households without children, households with children were shown slightly fewer units and were commonly told about units that were slightly larger, and as a result, slightly more expensive to rent. This differential treatment is considered discrimination and a type of steering, which occurs on a racial basis as well.[47]
- Households participating in the Housing Voucher Program have **enabled choice** when they are provided with sufficient information regarding their housing options so that any choice is informed. For example, researchers found that, "if given the appropriate information and opportunities, more voucher families would move to better schools when their children reach school age."[48]

47 For additional information see HUD's December 2016 study, "Discrimination Against Families with Children in Rental Housing Markets: Findings of the Pilot Study" available at: https://www.huduser.gov/portal/sites/default/files/pdf/HDSFamiliesFinalReport.pdf.

48 NYU Furman Center, "Why Don't Housing Choice Voucher Recipients Live Near Better Schools? Insights from Big Data" published in June 2016 available at: https://furmancenter.org/research/publication/why-don8217t-housing-voucher-recipients-live-near-better-schools-insights-f.

Analysis Requirements

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs.[49] Such an assessment would at least include all of the following components:[50]

- **Identification and Analysis of Patterns and Trends:** First, the assessment should identify the conditions using either narration, data tables, maps or a combination of all three. See "Part 3: Resources" for sample data tables. The identification of conditions should spatially describe concentrations of all the assessment of fair housing components (e.g., fair housing enforcement and outreach, integration and segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk). Using the data tables and maps, the housing element must analyze differences in geographies. The analysis must address patterns at a regional and local level and trends in patterns over time.[51] Patterns at a regional level must compare conditions at the local level to the rest of the region. This analysis should compare the locality at a county level or even broader regional level such as a Council of Government, where appropriate, for the purposes of promoting more inclusive communities. For localities near county borders, trends and patterns across county boundaries should be addressed. Patterns at a local level must address whether certain areas strongly differ from other areas and should utilize a data level (i.e., census tract or block group) that is most meaningful for this analysis. At minimum, the analysis should compare patterns from the most recent 5-Year American Community Survey and the prior 10-year census and could address trends over longer periods of time. The analysis should also examine differences in housing tenure (ownership vs. rental) among members of protected classes.

- **Local Data and Knowledge:** In addition to using federal or state level data sources, local jurisdictions are also expected to use local data and knowledge to analyze local fair housing issues, including information obtained through community participation or consultation, such as narrative descriptions of people's lived experiences. Federal and state level data identify fair housing issues that exist within a community, but local data and knowledge can be especially important to developing an understanding of why the problems exist and why they persist. Using point-in-time federal and state level data sets alone to identify areas may misrepresent areas that are experiencing more current and rapid changes or may be primed to do so in the near future. Also, federal and state data sets might not be available or could be less accurate at a smaller geography. For these reasons, an additional screen of local data and knowledge is necessary and should complement available federal and state data sources. There may be rare circumstances in which a jurisdiction has no local data or local knowledge for a particular topic and should include a statement that it has no local data or local knowledge it can use to address that particular assessment component.

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49 Gov. Code, §§ 65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.152, 5.154(a), (d)(2) (2016).

50 Gov. Code, §§ 65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

51 Gov. Code, §§ 65583, subds. (c)(9), (c)(10), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271; 24 C.F.R. §§ 5.150, 5.514(d)(6), 5.158 (2016).

- **Other Relevant Factors:** A discussion of other relevant factors is an important piece of evaluating patterns and trends, policies and practices, and other factors that lead to fair housing conditions. Other relevant factors should consider information beyond data that identifies and compares concentrations of groups with protected characteristics. Examples of other relevant factors include changes and barriers in zoning and land use rules, information about past redlining/greenlining, patterns of institutionalization, restrictive covenants and other discriminatory practices, presence and history of place-based investment, mobility option patterns, and outreach and community engagement. Demographic trends can include population growth, age, housing tenure by protected characteristics, race, educational attainment, rates of homelessness, construction, and rent and sales prices. Policies and practices should include governmental barriers or lack of action, preservation of housing and development of new affordable housing, and addressing the needs of renters and unhoused or unstably housed people. This discussion should also incorporate the public participation process. Localities could engage the community around these patterns and trends to better identify policies and practices that led, or could lead, to less fair housing choice. This discussion should also include topics and information that complement the data at a regional and local level and sub-geographies within a locality. Other useful information could be the location and type of publicly assisted housing, such as housing financed with federal, state, and local financing. Trends related to housing choice vouchers can show patterns of concentration and integration to inform needed actions. Outcomes and policies related to inclusionary ordinances, general plans or specific plans can also be a good source of past practices to promote integration.
- **Conclusions and Summary of Issues:** A complete assessment must identify and summarize key issues to better identify and prioritize contributing factors to fair housing issues. An analysis will point to the clearest fair housing issue trends and patterns both within the jurisdiction and in comparison to the region, and will highlight the primary practices and other factors that have led to current conditions. In addition to utilizing the data and mapping resources, the jurisdiction must draw upon relevant and easily obtainable local data and knowledge when describing fair housing issues and trends. Local data may be more up-to-date and available at a more granular level. The summary of issues must be detailed and comprehensive enough so that later in the Assessment of Fair Housing it is clear what it would take for an action or program to not only address, but overcome and undo, the identified fair housing issues.

Data Sources and Using the Statewide AFFH Data Viewer

The assessment of fair housing should use a variety of data, such as the U.S. Census, American Community Survey, local data and knowledge, and issues identified in the community participation process. Local data and knowledge refer to any locally gathered and available information, such as a survey with a reasonable statistical validity or usefulness for identifying contributing factors, policies, and actions. Localities must also collaborate with regional agencies to collect the appropriate data for the assessment of fair housing. For additional information on data sources see "Part 3: Resources."

Barriers to AFFH

Examples of Common Zoning and Land Use Barriers Include:

- Lack of zoning for a variety of housing types throughout a jurisdiction such as multifamily, duplexes to fourplexes, group housing, transitional and supportive housing at a variety of need levels, shelters, single room occupancy, residential motels, mobilehomes, and accessory dwelling units
- Predominance of single family uses and larger lot sizes in racially concentrated areas of affluence
- Voter initiatives that restrict multifamily developments, rezoning to higher density, height limits or similar measures that limit housing choices
- Multifamily height requirements
- Minimum unit sizes
- Parking requirements
- Lack of new affordable housing choices in high resource areas
- Lack of anti-displacement policies, including nonet loss of units in the case of demolitions and replacement housing, and relocation ordinances
- Lack of incentives and other land use mechanisms to promote affordable housing throughout the community
- Excluding group homes or residential care (greater than six persons) from single family zones or excessive spacing/concentration requirements
- Family definitions or other occupancy requirements
- Nuisance or crime free ordinances or programs
- Ordinances prohibiting excessive use of city services
- Restrictive historic preservation districts
- Zoning that does not allow for residential uses in commercial zones
- Failure to allow supportive housing by right
- Failure to allow emergency shelters by right
- Lack of zoning on land appropriate for accessible development

Examples of Common Investment Barriers Include:

- Lack of infrastructure investment, including community infrastructure such as parks, community amenities in lower resource areas, disadvantaged communities, and areas of concentrated poverty
- Lack of targeted housing preservation/conservation and tenant protection programs in areas at risk of displacement
- Lack of public (local, state, or federal) funds invested in the development of affordable housing
- Absence of housing choice vouchers
- Limited housing stock affordable to lower income households or households with special needs
- Lack of proactive outreach with developers of affordable housing and non-profit service providers
- Lack of proactive measures to assist maintenance and rehabilitation of existing housing
- Lack of multilingual tenant counseling or foreclosure assistance

AFFH Data Viewer: In addition to various data sources, HCD has developed a statewide AFFH Data Viewer. The AFFH Data Viewer assembles various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The AFFH Data Viewer may be utilized to address the data components of new requirements to affirmatively furthering fair housing but must be used in combination with other data such as local or regionally available data. The AFFH Data Viewer consists of map data layers organized by: 1) Fair Housing Enforcement and Outreach Capacity, 2) Segregation and Integration, 3) Disparities in Access to Opportunity, 4) Disproportionate Housing Needs, including Displacement Risks, 5) Racially and Ethnically Concentrated Areas of Poverty and Affluence and 6) Supplemental Data. The AFFH Data Viewer is intended to be useful to a broad audience, such as local and regional governments, and organizations involved in the housing element process. For more information, visit the HCD's website at www.hcd.ca.gov/community-development/affh/.

Incorporate HUD Assessment of Fair Housing into Housing Elements

Generally, local jurisdictions that complete or revise an assessment of fair housing (AFH) or an analysis of impediments to fair housing choice (AI) pursuant to past federal requirements (prior to August 17, 2015) may incorporate relevant portions into the AFH portion of their housing element. This may include localities participating in a regional AI. For example, the housing element AFH may include various data points from their HUD AFH or AI, such as fair housing issues, analysis of patterns and trends, and identification of priorities that can be incorporated in concert with other data collection and analysis required in the housing element. Identification and prioritization of contributing factors to fair housing issues may also be useful as part of the housing element. However, incorporating these documents, particularly the analysis of impediments, may not meet all requirements or might include less relevant information than required for the housing element. For example, a regional HUD AI might not have relevant local data or contributing factors tailored to fair housing issues. Information in a HUD AFH or AI may also be outdated or incomplete depending on how recently that information was prepared. Also, a HUD AI likely will not have the specific actions and programs that will be required in the housing element. The housing element must have programs with specific timelines, milestones, and metrics to ensure a meaningful impact. Local governments should seek to incorporate only the relevant portions in a manner that complements the analysis, identification of contributing factors and strategies and action. Jurisdictions may not simply add the HUD AFH or AI as an appendix, or place sections into the housing element without context or purpose, in lieu of engaging in the requisite analysis.[52]

Components of the Housing Element Assessment of Fair Housing[53]

An assessment of fair housing must identify and analyze patterns, trends, conditions, and practices that result in less fair housing choice and must address all of the following assessment components. This section addresses each of the required components:

1. Summary of fair housing enforcement and outreach capacity;
2. Integration and segregation patterns, and trends related to people with protected characteristics;
3. Racially or ethnically concentrated areas of poverty;

52 Gov. Code, § 65583, subd. (c)(10)(B).

53 Gov. Code, §§ 65583, subd. (c)(10), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42353-42360 (esp. 42354-42356), 42361-42362 (July 16, 2015); 24 C.F.R. §§ 5.150, 5.152, 5.154(a), (b)(2), (d) (2016).

4. Disparities in access to opportunity for people with protected characteristics, including persons with disabilities; and
5. Disproportionate housing needs within the jurisdiction, including displacement risk.

1. Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are well aware of fair housing laws and rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The summary should include (1) a listing of local, regional and state agencies and organizations active in the locality, (2) description of primary activities and capacity for each entity, including actions taken by the locality, such as provision of dedicated resources, (3) evaluation of impacts on protected characteristics and geographic trends, and (4) any additional relevant information about fair housing enforcement, outreach capacity, and resources in the jurisdiction and region affecting groups with other protected characteristics.[54]

This summary will provide valuable information for local jurisdictions to evaluate fair housing issues that exist within the community, highlighting needs for remediation of existing fair housing concerns. Wherever possible, the summary should include a discussion of fair housing enforcement and outreach at a geographic level appropriate to better determine any locational trends—simply reporting information at a city-wide level will not fully display patterns and impacts on protected characteristics. Examples of appropriate geographic levels include census tracts, block groups, neighborhoods, housing development, or any other sub-section of a locality. Additionally, fair housing organizations and other non-profits that receive funding through the Fair Housing Initiatives Program are a valuable resource for information, trends, and patterns to tailor and complete an adequate summary of fair housing enforcement and outreach capacity. An adequate discussion of fair housing enforcement and outreach will provide the necessary background information that can be analyzed with other components of the assessment of fair housing and site inventory to better inform contributing factors, priorities, and meaningful actions.

This summary must address: [55]

- Findings, lawsuits, enforcement actions, settlements, or judgments related to fair housing or civil rights;
- Compliance with existing fair housing laws and regulations;
- Fair housing enforcement and housing outreach capacity; and
- Conclusion and findings: Summary of fair housing issues related to enforcement and outreach capacity and relationship to other fair housing issue areas (e.g., segregation and integration, racially and ethnically concentrated areas of poverty, etc.).

54 Gov. Code, §§ 65583, subd. (c)(10), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42353-42360 (esp. 42354-42356), 42361-42362 (July 16, 2015).

55 Gov. Code, §§ 65583, subd. (c)(10), 8899.50, subds. (a), (b), (c); AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42353-42360 (July 16, 2015); 24 CFR § 5.154 (2016).

Findings, Lawsuits, Enforcement Actions, Settlements or Judgments Related to Fair Housing and Civil Rights

This section lists and summarizes legal actions that have or have not been resolved, including a charge or letter of finding from HUD concerning a violation of a civil rights-related law, a cause determination from the Department of Fair Employment and Housing (DFEH) or local fair housing agency concerning a violation of a state or local fair housing law, a letter of findings or notice of violation issued by HCD, or a letter of findings issued by or lawsuit filed or joined by the U.S. Department of Justice or the State of California Department of Justice, Office of the Attorney General, alleging a pattern or practice or systemic violation of a state and/or federal fair housing or civil rights law, or a claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights generally, including an alleged failure to affirmatively further fair housing.

Compliance with Existing Fair Housing Laws and Regulations

The element should include a description of state and local fair housing laws and how the locality complies with those laws.

Examples of state fair housing laws include:

- California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2)
- FEHA Regulations (California Code of Regulations (CCR), title 2, sections 12005-12271)
- Government Code section 65008 covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.
  - » For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.
  - » Government Code section 65008, subdivision (e), authorizes preferential treatment of affordable housing
- Government Code section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.
- Government Code section 11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.
- Density Bonus Law (Gov. Code, § 65915.)
- Housing Accountability Act (Gov. Code, § 65589.5.)
- No-Net-Loss Law (Gov. Code, § 65863)

- Least Cost Zoning Law (Gov. Code, § 65913.1)
- Excessive subdivision standards (Gov. Code, § 65913.2.)
- Limits on growth controls (Gov. Code, § 65302.8.)
- Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)

Examples of local fair housing laws include:

- San Francisco's "No Eviction without Representation Act" which provides eligible tenants who have received an eviction notice, or been served with an unlawful detainer (eviction) lawsuit, free legal representation.
- Local rent control or rent freezes
- Voter initiatives to fund affordable and/or supportive housing
- Local ordinances that limit rent increases and limit late fees
- Ordinances facilitating community land trusts and tenant opportunities to purchase their multi-family housing
- Local ordinances designed to prevent displacement of mobilehome residents
- Local relocation ordinances
- Local ordinances that prohibit unlawful harassment of tenants including things such as illegal lockouts, utility shutoffs, and removing tenants' belongings from the unit.
- The City of Oakland's tenant protection ordinance which makes it illegal for landlords to misrepresent or conceal material facts related to a tenant vacating
- Inclusionary ordinances
- Laws/regulations or agreements related to the use of local housing funds
- Eviction protection ordinances enacted to protect renters during the COVID-19 pandemic and rental relief programs to protect tenancies that accumulated rental debt during the pandemic

2. Integration and Segregation Patterns and Trends Related to People with Protected Characteristics and Lower Incomes

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics.[56] Importantly, the analysis must address both integration and segregation to holistically evaluate the patterns and practices and better identify and prioritize contributing factors to fair housing issues.[57] A strong analysis would also address segregation and integration of households with lower incomes.[58]

56 Gov. Code, §§ 65583, subd. (c)(10), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42305, 42336, 42353-42360 (July 16, 2015); 24 C.F.R. § 5.152 (2016).

57 Gov. Code, §§ 65583, subd. (c)(10), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42305, 42336, 42353-42360 (July 16, 2015); 24 C.F.R. §§ 5.152, 5.154 (2016).

58 Gov. Code, §§ 65008, 65583 ["shall make adequate provision for the existing and projected needs for all economic segments of the community] and subd. (c)(10), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42305, 42336, 42353-42360 (July 16, 2015); 24 C.F.R. §§ 5.152, 5.154 (2016).

Defining Integration and Segregation

Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

The analysis must address areas of ongoing and concentrated segregation and integration and compare concentrations of protected characteristics and incomes at both a regional and local level.[59] The analysis should consist of comparisons using data tables or maps. To compare, the analysis should discuss the degrees of segregation and integration for protected characteristics and incomes. At minimum, the analysis must discuss levels of segregation and integration for race and ethnicity, income, familial status, persons with disabilities, and identify the groups that experience the highest levels of segregation.[60]

Data Considerations

Two quantitative metrics can be used to analyze the relative extent of racial and ethnic segregation in entitlement jurisdictions for federal housing programs.[61] These are known as the dissimilarity index and the isolation index. The dissimilarity index is a primary quantitative metric used for identifying patterns of geographic segregation. The isolation index, another quantitative metric for identifying patterns of geographic segregation, compares a group's share of the overall population to the average share within a given sub-area (such as block group). Data to calculate dissimilarity index and isolation index are available at the Census Tract or block group level from the American Community Survey: https://www.census.gov/programs-surveys/acs/data.html. Smaller jurisdictions may wish to utilize block group level data to better capture trends and patterns. Additional sources and approaches include the Entropy Index, the Divergency Index and the Exposure Index. For more information on formulas, see "Part 3: Resources."

Identifying Dissimilarity at a Regional Level: To determine dissimilarity at a regional level, data tables or maps should be utilized to compare the locality to the broader region. See "Part 3: Resources" for sample data tables.

Identifying Dissimilarity at a Local Level: To determine dissimilarity or isolation at a local level, the housing element should identify and compare indices across census tracts, block group or some

59 Gov. Code, §§ 65583, subd. (c)(10), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42305, 42336, 42353-42360 (July 16, 2015); 24 C.F.R. §§ 5.152, 5.154 (2016).

60 Gov. Code, § 8899.50; 24 C.F.R. 51.154(d) (2016); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42284-42285 (July 16, 2015).

61 HUD. (2013). AFFH Data Documentation. Available at: http://www.huduser.org/portal/publications/pdf/FR-5173-P-01_AFFH_data_documentation.pdf; Glaeser, E. and Vigdor, J. (2001). Racial Segregation in the 2000 Census: Promising News. Washington, DC: The Brookings Institution, Center on Urban and Metropolitan Policy. Available at: https://www.brookings.edu/wp-content/uploads/2016/06/glaeser.pdf

other geography at a level that best highlights patterns of segregation and integration. Data tables or maps may be utilized.

Identifying Dissimilarity for Lower Income Households: Using readily available data, local jurisdictions should map concentrations of low- and moderate-income (LMI) households within the community. Particularly for smaller jurisdictions with relatively few Census Tracts, this tool can enhance understanding of where there are pockets of concentrated low and moderate-income households within the community, because data are available at the block group level.

Data for this analysis are available in the form of HUD Low and Moderate Income Summary Data (LMISD), based on the American Community Survey (2011-2015). The data are available at the block group level from the following website: https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-block-groups-places/ The data file includes records for each block group with a calculation of the percentage of households that are LMI.

The LMISD data for the local jurisdiction can be thematically mapped to show the block groups where there are high concentrations of LMI households. Local jurisdictions should use this tool as part of the needs assessment to understand where there are concentrations of lower-income households within the community and identify the need for housing element policies and programs that can help to better distribute households of all income levels across the community. This can also highlight the need for housing element policies and programs that can help to provide better access to opportunity for households that live in areas where there are high concentrations of lower-income households.

This map can be overlaid with R/ECAP maps to identify areas where there are concentrations of LMI households as well as higher levels of segregation. Because the block group data available for this tool enables a more fine-grained geographic analysis of patterns low-income concentration and racial/ethnic segregation, this approach may be particularly useful in jurisdictions with relatively low populations spread across small numbers of census tracts where tools that rely on data only available at the census tract level may not provide sufficient resolution for meaningful analysis (e.g., see R/ECAP tool, below).

3. Racially & Ethnically Concentrated Areas of Poverty (R/ECAP)

The housing element must include an analysis of racially and ethnically concentrated areas of poverty.[62] A strong analysis will separately evaluate significant concentrations of poverty and concentrations of Black, Indigenous and people of color (BIPOC) populations. The analysis must be conducted at a regional and a local level where the incidence of concentrated areas of poverty is discussed relative to the region and within the locality. [63] Importantly, this regional comparison should discuss the incidence of racial concentrations in areas of affluence. For example, a jurisdiction might not have areas of concentrated poverty, but have areas of affluence or vice versa, which might be unique when compared to the rest of the region. Identifying this difference between the locality and the region

62 Gov. Code, §§ 65583, subd. (c)(10), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42305, 42336, 42353-42360 (July 16, 2015); 24 C.F.R. §§ 5.152, 5.154(c) (2016).

63 Gov. Code, §§ 65583, subd. (c)(10), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42771, 42273, 42275, 42338-42342 (July 16, 2015); 24 C.F.R. §§ 5.152, 5.154(d), 5.156(d) (2016).

is an essential part of evaluating policies, practices and investments to better identify and prioritize contributing factors to fair housing issues. The analysis should evaluate the patterns and changes over time and consider other relevant factors, such as public participation, past policies, practices, and investments and demographic trends.

Data Considerations

R/ECAP: To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as R/ECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. For an area to be identified as having a racial and ethnic concentration, the threshold is that a RCAP or ECAP have a non-White population of 50 percent or more, within metropolitan or micropolitan areas. In locations outside these areas, where the non-White populations are likely to be much smaller than 50 percent, the threshold is set at 20 percent. The poverty test defines areas of "extreme poverty" as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets either the racial or ethnic concentration and also meets the poverty test would be considered a RCAP or ECAP; broadly referred to as R/ECAPs.

The R/ECAP database is available online at:
https://hudgis-hud.opendata.arcgis.com/datasets/56de4edea8264fe5a344da9811ef5d6e_0.

TCAC/HCD Opportunity Map: The High Segregation & Poverty category in the TCAC/HCD Opportunity Area Map may also be used in identifying R/ECAPS and is available online at:
https://www.treasurer.ca.gov/ctcac/opportunity.asp

Much like the R/ECAP, the High Segregation and Poverty category uses an absolute threshold for poverty. However, instead of a threshold for race, the TCAC/HCD approach uses a location quotient for racial segregation. The poverty threshold is 30 percent of the population living below the poverty line and the location quotient is essentially a measure of the concentration of race in a small area compared to a county level.

Local jurisdictions can use the HUD data to map or the TCAC/HCD Opportunity Area Map for High Segregation and Poverty to identify and analyze the presence of R/ECAPS in their community.

Racially Concentrated Areas of Affluence: In addition to identifying and analyzing racially and ethnically concentrated areas of poverty, an analysis should also consider concentrated areas of affluence to better evaluate trends, patterns, policies, and practices and to guide meaningful goals and actions to address fair housing issues. In response to the R/ECAPs utilized by HUD in its 2015 AFFH rule, scholars at the University of Minnesota Humphrey School of Public Affairs have created the Racially Concentrated Areas of Affluence (RCAAs) metric to more fully tell the story of segregation in the United States.64 Based on their research, RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is $125,000 or greater (slightly more than double the national the median household income in 2016). While this is a useful measure nationwide, HCD has adjusted the RCAA methodology to better reflect California's relative diversity.

64 Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, 21(1), 99–124.

HCD's version of the RCAA map and accompanying data can be accessed using the AFFH Data Viewer, and HCD encourages jurisdictions to use this metric as they prepare their R/ECAP analysis.

When analyzing patterns and trends of segregation and proposing policy approaches, localities should not only focus on communities of color. Segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices. To better evaluate these conditions, both sides of the continuum should be considered and compare patterns within the community and across the region. This more holistic approach will better unveil deeply rooted policies and practices and improve identification and prioritization of contributing factors to inform more meaningful actions.

Local jurisdictions should use this information to understand where there are racial/ethnic concentrations of poverty and affluence as a starting point. A complete analysis will then address the trends, patterns, policies, practices, and conditions in combination with other relevant factors to summarize issues and better inform goals and actions.

4. Disparities in Access to Opportunity[65]

The housing element must identify and analyze significant disparities in access to opportunity. While the analysis can consider indices of various access to opportunity variables, it must also independently address access to opportunity variables. For example, the analysis may evaluate total access to opportunity (e.g., high, moderate, low), but must also individually address access to opportunity for education, transportation, economic development, and environment. This more complete understanding of what types of disparities in access to opportunity exist for what populations and in what geographies is necessary to identify and prioritize contributing factors to fair housing issues and formulation of goals and actions. This analysis must be conducted at a regional and local level and should address substantial differences in access to education, transportation, economic, environment and other important opportunities based on socio-economic characteristics (e.g., race, income, familial status, disability, income, poverty). Patterns over time should be discussed as well as policies, practices, and investments that affect access to opportunity. Local data and knowledge and other relevant factors must be considered, including incorporating public outreach and targeted community engagement. This analysis is a key opportunity to engage residents to learn what they want/need, but lack access to, as well as essential community assets to preserve.

What is Access to Opportunity?

Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).

65 Gov. Code, §§ 65583, subd. (c)(10), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42305, 42338, 42336, 42353-42360 (July 16, 2015).

Housing Element Access to Opportunity Analysis

Through maps, data tables and discussion, the access to opportunity analysis must address the following opportunity variables: education, transportation, economic, environment, and other factors.

For educational opportunities, the analysis should, at minimum:

- Describe any differences amongst schools within a jurisdiction and whether access to more proficient schools has any patterns across protected characteristics (e.g., race and ethnicity, familial status, persons with disabilities);
- Analyze the proximity of proficient and less proficient schools to areas of segregation and racial and ethnic concentrated areas of poverty; and
- Evaluate the presence or lack of policies, practices, and investment to promote access to more proficient schools or that contribute to a disparity in access to opportunity.

For employment opportunities, the analysis should, at minimum:

- Describe any disparities in access to jobs by protected groups;
- Address where protected groups live and how that affects their ability to obtain a job; and
- Evaluate employment trends by protected groups.

For transportation opportunities, the analysis should, at minimum:

- Compare concentrations of protected groups with access to transportation options;
- Assess any disproportionate transportation needs for members of protected classes; and
- Analyze combined housing and transportation cost impacts on protected groups.

For access to a healthy environment, the analysis should, at a minimum:

- Describe any disparities in access to environmentally healthy neighborhoods by protected class groups;
- Consider available statewide data such as CalEnviroScreen at https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30;
- Evaluate consistency with the environmental justice element; and
- Discuss policies, practices and investments that impact access to environmentally healthy neighborhoods.

Additional factors to consider in the analysis should, at minimum:

- Patterns in Disparities in Access to Opportunity
  - » Identify and discuss any overarching patterns of access to opportunity for members of protected classes, including trends over time;
  - » Identify areas that experience an aggregate of poor access to opportunity; and
  - » Include how these patterns compare to patterns of segregation and R/ECAPs.

- Additional Information
  - » Provide additional relevant information, including local data and knowledge and community input, about disparities in access to opportunity in the locality and relative to the region.

Data Considerations

In collaboration, the California Tax Credit Allocation Committee (TCAC) and HCD developed the TCAC/HCD Opportunity Maps, a mapping tool that identifies areas of higher and lower resources to evaluate access to opportunity. The tool maps areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. Note: The moderate resource (rapidly changing) designation is still being evaluated to understand its efficacy at predicting future trends. The tool may be utilized to identify areas of high and low resources to address this analysis and is available at:
https://www.treasurer.ca.gov/ctcac/opportunity.asp

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide good access to opportunity for residents or, conversely, provide low access to opportunity. They can also help to highlight areas that are rapidly changing (potentially creating risk of displacement for lower-income households) and areas where there are high levels of segregation and poverty. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low resource areas and areas of high segregation and poverty and to encourage better access for LMI and BIPOC households to housing in high resource areas.

Disparities in Access to Opportunity for Persons with Disabilities

An analysis of disparities in access to opportunity must specifically address the housing and community development needs of persons with disabilities. According to the U.S. Census Bureau, over four million Californians have a disability. Health and safety are directly linked to housing, and yet, many people with disabilities face enormous barriers in finding suitable housing to accommodate their needs. Additionally, because people with disabilities have faced a history of institutionalization–in state hospitals, developmental centers, jails and prisons, etc. – ensuring that appropriate community-based housing with appropriate supports exists is critical. People with disabilities are also overrepresented in the unhoused population and any solutions related to homelessness must address appropriate accommodations and accessibility. Critically, there are significant disparities by race within the population with disabilities, so jurisdictions should engage in an intersectional analysis of needs. The assessment should consider the unique needs and barriers faced by persons with disabilities and whether persons with disabilities are able to access housing choices and services in an integrated community-based setting. Examples include accessibility features for housing, transportation, education, jobs and other types of community elements to enable fair housing choices.

Disability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

Data and factors to consider in an analysis of access to opportunity for persons with disabilities could include:

- Prevalence of Disability by Type (e.g., vision, hearing, cognitive, ambulatory, self-care and independent living)
- Disability by Age Group
- Disability by Race/Ethnicity/National Origin
- Assessment of Supportive Housing Stock and Other Housing Stock Including Group Homes, Homes for People with Intellectual or Developmental Disabilities and Mental Health Disabilities
- Assessment of Accessibility of Homelessness Programs and Coordinated Entry System
- General or Estimated Number of "Covered Multifamily Dwellings" – Adaptable Units under the Fair Housing Act[66]
  - » Federal law triggers specific accessibility requirements in fourplex and larger developments with covered multifamily dwellings.
- Estimated Number of Units with Mobility and Communication Accessibility Features under California Building Code Ch. 11B for public housing projects[67] – housing provided by, for, or on behalf of a public entity, or as part of a public entity's program to provide housing
  - » 5 percent of these units are required to have mobility features, 2 percent of the units are required to have communication features regardless of first occupancy date or number of units in a building, including multistory dwellings and single-family dwellings. **Note:** Jurisdictions should consider higher requirements commensurate with identified need.
- Estimated Number of Multifamily Units pursuant to Government Code section 12955.1(b)
  - » 10 percent of units in multifamily buildings without elevators consisting of three or more rental units or four or more condominium units are subject to accessibility building standards.

To address the housing needs of persons with disabilities and better inform the formulation of policies and actions, the analysis should include, where available: (1) data tables to evaluate trends, magnitude of needs relative to disability at a local, regional and state level (see Resources section for sample tables), (2) maps to analyze spatial patterns relative to accessibility features and services, in comparison to racial and ethnically concentrated areas of poverty, (3) housing accessibility, such as the dispersion of housing choices and zoning to encourage a variety of housing types, (4) efforts to integrate persons with disabilities into community based settings, and (5) a discussion of disproportionate housing needs, including policies and practices such as zoning barriers and gaps, disparities in access to accessibility features, services, resources and strategies, including geographically. Examples of data sources include U.S Census and American Community Survey. When evaluating spatial patterns, an analysis should address whether persons with disabilities are concentrated or integrated throughout the jurisdiction and region and if there are any geographic patterns for persons with disabilities by age.

66 The Fair Housing Act requires all "covered multifamily dwellings" designed and constructed for first occupancy after March 13, 1991 to be accessible to and usable by people with disabilities. Covered multifamily dwellings are all dwelling units in buildings containing four or more units with one or more elevators, and all ground floor units in buildings containing four or more units, without an elevator. Federal regulations adopted by the Department of Housing and Urban Development at 24 C.F.R. § 100.201 define covered multi-family dwellings.

67 California Building Code Chapter 11B covers public housing and generally meets 2010 Americans with Disabilities Act Standards, Fair Housing Act requirements when applicable by requiring adaptability features of FHA to other covered multifamily dwelling units if built for first occupancy as housing on or after March 13, 1991.

This disparities analysis for people with disabilities may be included in the disparities in access to opportunity section, segregation and integration section, as part of the section of the housing element that addresses the housing needs of persons with special needs, or in the specific analysis required on potential constraints on housing for persons with disabilities. Additionally, the analysis must go beyond simply identifying and removing barriers and constraints. The analysis should discuss resources and strategies to encourage housing options and access to opportunity to better inform meaningful and proactive goals and actions to address the housing and community development needs of persons with disabilities.

Common Zoning Barriers for Persons with Disabilities

- **Reasonable Accommodation Procedure:** The lack of a procedure to address disability issues is one of the most prominent zoning barriers because a strong process can be utilized to provide exception to zoning and land use policies that impact housing choices and livability for persons with disabilities. Other common issues with reasonable accommodation procedures include excessive findings of approval, burden on applicants to prove the need for exception, application costs, and discretionary approvals.
- **Family Definition:** Family definitions in zoning or other land use related documents can directly impact housing choices for persons with disabilities, particularly group home situations. Examples of common elements in family definitions that have an exclusionary effect include regulating the number of people, or requiring occupants to be related or under one lease agreement.
- **Excluding Group Homes:** Excluding group homes, community or residential care homes for seven or more persons, or subjecting these homes to a conditional use permit in single family zones acts as a barrier to housing choice for persons with disabilities.
- **Spacing Requirements:** Excessive spacing requirements, such 500 feet or more, between group homes or community or residential care facilities can have a direct impact on the supply of housing choices.
- **Unit Types and Sizes:** The lack of multifamily housing or zoned capacity for multifamily and a variety of sizes from efficiency to four or more bedrooms can constrain the ability of persons with disabilities to live in a more integrated community setting.
- **Lack of Accessible Accessory Dwelling Units (ADUs):** ADUs can provide an important housing choice for persons with disabilities or care providers, including independent and integrated living patterns.
- **Nuisance and Crime Free Ordinances:** Ordinances that can be used or have the effect of disproportionately targeting persons with disabilities.
- **Lack of By Right Zoning for Supportive Housing:** By right zoning for supportive housing can result in more objective processes that are less likely to discriminate or have the effect of discriminating against persons with disabilities.

5. Disproportionate Housing Needs, Including Displacement

The housing element must include an assessment of disproportionate housing needs, including displacement risk, on people with protected characteristics and households with low incomes. This analysis is important to understand how some groups of persons experience severe housing needs when compared to other populations within a local level and when compared to a region. Particularly important to this analysis is local data and knowledge, since some areas could be impacted by market conditions that put households at risk of displacement, or pending or upcoming planning decisions may exacerbate displacement risk.

Disproportionate Housing Needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.

At minimum, the analysis must address:

- **Cost Burden and Severe Cost Burden:** Cost burden is the fraction of a household's total gross income spent on housing costs. There are two levels of cost burden: (1) "Cost Burden" refers to the number of households for which housing cost burden is greater than 30 percent of their income; and (2) "Severe Cost Burden" refers to the number of households paying 50 percent or more of their income for housing. This analysis must address the burdens on both owners and renters (tenure).
- **Overcrowding:** Households having more than 1.01 to 1.5 persons per room are considered overcrowded and those having more than 1.51 persons per room are considered severely overcrowded. The person per room analysis excludes bathrooms, porches, foyers, halls, or half-rooms. This analysis must address the overcrowding on both owners and renters.
- **Substandard Housing:** As defined by the U.S. Census, there are two types of substandard housing problems: (1) Households without hot and cold piped water, a flush toilet and a bathtub or shower; and (2) Households with kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. Given the limits of this measure, the analysis must incorporate local data and knowledge, such as housing conditions surveys or code enforcement activities.
- **Homelessness:** Includes individuals or families who lack or are perceived to lack a fixed, regular, and adequate nighttime residence, or who have a primary nighttime residence in a shelter, on the street, in a vehicle, or in an enclosure or structure that is not authorized or fit for human habitation. People experiencing homelessness are vulnerable to violence and criminalization due to their unhoused status.

The analysis should address these factors for protected characteristics and at least race and ethnicity, familial status, persons with disabilities and incomes. The analysis may use data tables or maps and at least must compare the locality to the broader region and the sub-geographies within the locality. Other considerations for the analysis include:

- Identifying the protected groups (e.g., race/ethnicity, familial status, persons with disabilities and income) that experience higher rates of housing cost burden, overcrowding, homelessness, or substandard housing when compared to other groups);
- Discussing the areas of a locality that experience the greatest disproportionate housing needs and any coincidence with protected groups;
- Comparing the needs of families with the availability of housing stock with two and three or more bedrooms; and,
- Evaluating significant disparities relative to other factors such as renter and owner rates.

Displacement

Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Neighborhood change is influenced by three processes: movement of people, public policies and investments, such as capital improvements and planned transit stops, and flows of private capital (Zuk et al 2015)[68]. These processes can disproportionally impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness. These processes can also displace people to the extent of homelessness. An assessment of displacement within a city should address these three processes and their mutual dependencies, particularly as mediated by race and scale. For the purposes of this guidance, displacement is used to describe any involuntary household move caused by landlord action or market changes. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production (Been, Ellen, & O'Regan 2018)[69]. Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use.

Displacement can broadly be understood to be caused by disinvestment, investment-fueled gentrification, or a process combining the two. Low-income neighborhoods experience displacement due to disinvestment resulting from both public and private sector decisions. Similarly, both public and private investments fuel displacement by attracting residents with higher incomes and higher educational attainments into low-income communities (Chapple 2020).[70] These forces can cause both physical displacement, preventing low-income communities of color from benefiting from the new economic growth; cultural displacement, as cultural resources disappear and communities are disrupted; and/or exclusionary displacement, with increasing housing prices preventing the entrance of low-income households (Cash et al. 2020).[71]

68 Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.

69 Been, V., Ingrid, E., & O'Regan, K. (2019). Supply Skepticism: Housing Supply and Affordability. Housing Policy Debate, 29(1), 25-40.

70 Chapple, K. (2020). "On the Brink of Homelessness: How the Affordable Housing Crisis and the Gentrification of America Is Leaving Families Vulnerable." Written statement for the record before the House Financial Services Committee, Washington DC: January 14, 2020. https://docs.house.gov/meetings/BA/BA00/20200114/110362/HHRG-116-BA00-Wstate-ChappleK-20200114.pdfDesmon

71 Cash, Anna et al. (2019). Building a National Narrative of Anti-Displacement Strategies: Key Takeaways From SPARCCC Regions. Urban Displacement Project, University of California, Berkeley.

Disinvestment-driven Displacement: Historically, low-income communities in California with large populations of people of color have received fewer public sector investments in infrastructure, impacting everything from parks and schools to streets and sewers. Racially exclusionary housing policies and limited access to credit have limited and shaped private-sector investments in the same communities with lasting impact on homeownership and intergenerational wealth building (Trounstine 2018).[72] Together, these forms of neighborhood disinvestment can lead to displacement of low- and moderate-income communities and communities of color. Disinvestment-fueled displacement can occur when the value of a property does not justify investing in its maintenance, often resulting in abandonment and decay (Zuk et al 2015).[73] These displaced residents can often endure "hyper-mobility" when forced moves to substandard housing compel them to rapidly move again, creating a destructive cycle of housing instability (Desmond et al. 2015).[74]

Investment-driven Displacement: Displacement can take place as a neighborhood undergoes a process of gentrification, particularly within the context of the increasing desirability of housing in urban cores. Often following decades of disinvestment, a flood of public and private sector investments can lead to real estate speculation, improvements in transit access, and changes in land use. While these investments and changes can be positive, they are also associated with displacement, as historic residents cannot afford to stay and benefit from investments in housing, transit infrastructure, and access to healthy foods. Studies of gentrification and investment-driven displacement consistently describe a pattern of whiter, wealthier, and more educated residents moving into historically disinvested neighborhoods, matching an outflow of poorer renters of color displaced by rising residential rents (Zuk et al. 2015).[75]

The foreclosure crisis contributed to making low-income communities vulnerable to gentrification and displacement. In these communities, disproportionate levels of predatory subprime lending resulted in waves of foreclosures, leaving the neighborhoods vulnerable to investors looking to purchase and flip homes. This displacement has been financed by banks, private equity, and Wall Street firms. Capital providers often work with real estate speculators and serial evictor corporate landlords who purchase properties with the intention of evicting tenants and small businesses.

Gentrification: A process of neighborhood change that includes economic change in a historically disinvested neighborhood —by means of real estate investment and new higher-income residents moving in - as well as demographic change - not only in terms of income level, but also in terms of changes in the education level or racial make-up of residents.[76]

72 Jessica Trounstine, Segregation By Design: Local Politics and Inequality in American Cities. (Cambridge University Press, 2018).

73 Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.

74 Desmond, M., Gershenson, C., & Kiviat, B. (2015). Forced Relocation and Residential Instability among Urban Renters. Social Science Review 89(2). 237-262.

75 Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.

76 Gentrification Explained | Urban Displacement Project

Disaster-driven Displacement: The geologic and climate forces that have helped shape California's natural beauty also make the state susceptible to environmental disasters and their ensuing potential for displacement. California's recent history has shown that environmental disasters such as wildfires, earthquakes and floods can be significant causes of displacement, and that climate change is accelerating the risk from such disaster events. The risk of climate disaster can also put pressure on lower income communities as wealthy people seek to relocate to safer locations. An analysis should address the potential displacement from local environmental hazards. Jurisdictions should make reference to their Local Hazard Mitigation Plan, Safety Element, Environmental Justice Element, and any recent locally available hazard data in detailing the types of environmental hazards present in the community, the location of high hazard risk areas in the community, and what type of populations live in those areas of heightened hazard risk. FEMA flood maps are a good starting point for assessing flood risk, but jurisdictions are encouraged to utilize any more recent local flood risk data available, as FEMA flood maps can oftentimes be outdated and fail to account for climate change.[77] Addressing disaster risk is not a justification for furthering segregation, and policies that seek to address this risk should include strategies that mitigate the risk of displacement and exclusion.

In this analysis, jurisdictions should make note of potential impacts of disasters on protected classes and low-income residents, particularly low-income renter populations. Research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters.[78] Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. Furthermore, renters also face the added physical challenges because they do not control the housing units they live in, and are more likely to be displaced post-disaster because of the following forces:

- Lack of control of when or if their housing unit will be rebuilt
- Lack of control of the maintenance or possible addition of resilience investments to the property
- Fewer financial resources to rebuild rental housing than for homeowners
- Rental price increases as rental housing supply decreases
- Evictions
- More likely to live in housing typologies such as apartments or duplexes, which can take longer to rebuild post-disaster

Any analysis of disaster-driven displacement risk should call out how those risks impact low-income renters in the community, and any programs or resources in place meant to increase resiliency and address those hazard risks. Disaster risk is not a justification for the perpetuation of patterns of segregation. Jurisdictions should creatively utilize both land use planning and public investments in mitigation measures to solve for the issues of environmental hazard risk, climate change adaptation, fair housing, and housing affordability simultaneously.

77 Homeland Security Inspector General – FEMA Needs to Improve Management of its Flood Mapping Programs, 2017, https://www.documentcloud.org/documents/4066233-OIG-17-110-Sep17.html

78 Lee & Van Zandt, 2018, Social Vulnerability to Disasters: A Review of the Evidence

Data Considerations: Through maps, data tables, and discussion, the analysis must address the concentrations of risk of displacement. The analysis might consider the following variables that are associated with risk of displacement and neighborhood change.

Other Considerations:

- **Public Infrastructure Investments:** Government investments in physical infrastructure, such as rail transit, schools, parks, and highways can be associated with increasing home values and subsequent displacing forces (Zuk et al. 2015).
- **Historically Disinvested Areas:** Today's displacement is built upon a history of dispossession and exclusion, fueled by racism, and perpetuated by the logic of capitalism. Historical exclusionary housing policies such as redlining, racially restrictive covenants, implicitly racial zoning, racialized public housing policies, and urban renewal continue to shape wealth accumulation and access to resources like high-quality schools and job centers.
- **At-risk Affordable Units:** The conversion of federally-and -state-subsidized affordable rental developments to market-rate units can constitute a substantial loss of housing opportunity for low-income residents. There are approximately 149,000 units of privately owned, federally assisted, multifamily rental housing, as well as tax-credit and mortgage revenue bond properties, often with project-based rental assistance. As the subsidy contracts or regulatory agreements expire, a large percentage of these units may convert to market-rate. These at-risk units are home to seniors and families with low incomes who are at risk of displacement if the developments convert.

Income Variables		
Variable	**Data Source**	**Association**
Income Diversity	U.S. Census Table P007 ACS % Year Estimates Table B03002	Higher income diversity is associated with higher risk of neighborhood change
% of renters paying >35% of income	ACS 5 Year Estimates, DP04	Higher share of rent-burdened tenants is associated with higher risk of displacement
% of owners paying >35% of income	ACS 5 Year Estimates, DP04	Higher share of over-burdened owners associated with higher risk of displacement

Demographic Variables		
Variable	**Data Source**	**Association**
% non-family households	ACS 5 Year Estimates, DP02, B09029	Larger share of non-family households associated with higher risk of displacement
% non-Hispanic whites	ACS 5 Year Estimates, DP05	Larger share of non-Hispanic whites associated with lower risk of displacement
Educational Attainment	ACS 5 Year Estimates, S21501	Increasing share of high educational attainment associated with active displacement

Housing Variables		
Variable	**Data Source**	**Association**
% of dwellings units in buildings with 3+ units	ACS 5 Year Estimates, DP04	Higher share of multi-unit buildings is associated with higher risk of displacement
% renter-occupied housing	ACS 5 Year Estimates, DP04	Higher share of renter-occupied housing is associated with higher risk of displacement
Median gross rent	ACS 5 Year Estimates, DP04	Lower median gross rent compared to nearby higher rents is associated with higher risk of displacement
Overcrowding	ACS 5 Year Estimates, DP04	Higher rates of overcrowding are associated with higher risk of displacement

Site Inventory

The purpose of the housing element's site inventory is to identify and analyze specific land (site) that is available and suitable to accommodate the regional housing need by income group. The site inventory enables the jurisdiction to determine whether there are sufficient and adequate sites to accommodate the RHNA by income category. A site inventory and analysis will determine whether program actions must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new development need.

AB 686 requires a jurisdiction's site inventory "…shall be used to identify sites throughout the community, consistent with…" its duty to affirmatively further fair housing.[79] Sites must be identified and evaluated relative to the full scope of the assessment of fair housing (e.g., segregation and integration, racially and ethnically concentrated areas of poverty and affluence, access to opportunity, etc.). The site inventory and accompanying analysis must identify and analyze selected sites, map the location of the sites, indicate the number of projected units for each site and represent the assumed affordability (i.e., lower, moderate and above moderate) for each site, and evaluate relative to socio-economic patterns. Importantly, the analysis ought not be limited to the identification of sites for lower income households. Rather, it should incorporate the jurisdiction's projected housing development at all income levels and assess the extent to which that development will either further entrench or help to ameliorate existing patterns of segregation and/or exclusion of members of protected categories. Where the analysis of the inventory indicates that the community has insufficient sites appropriately zoned and located to accommodate its lower income RHNA in a manner that affirmatively furthers fair housing, the housing element must include a program to address this inconsistency, such as making additional sites available to accommodate its lower income RHNA in a manner that affirmatively furthers fair housing. To evaluate the site inventory's consistency with the obligation to affirmatively furthering fair housing, the site inventory analysis should address:

- **Improved Conditions:** A discussion of how the sites are identified in a manner that better integrates the community with a consideration for the historical patterns and trends, number of existing households, the magnitude (e.g., number of units) of the RHNA by income group and impacts on patterns of socio-economic and racial concentrations.
- **Exacerbated Conditions:** Similar to above, an explanation of identified sites relative to the impact on existing patterns of segregation and number of households relative to the magnitude (e.g., number of units) of the RHNA by income group.
- **Isolation of the RHNA:** An evaluation of whether the RHNA by income group is concentrated in areas of the community.
- **Local Data and Knowledge:** A consideration of current, planned and past developments, investment, policies, practices, demographic trends, public comment and other factors.

79 Gov. Code, §§ 65583.2, 65583, subd. (c)(10)(A), 8899.50; see also HCD, Building Blocks, at https://www.hcd.ca.gov/community-development/building-blocks/index.shtml; 24 C.F.R. § 5.154 (2016).

- **Other Relevant Factors:** Any other factors that influence the impacts of the identification of sites to accommodate the regional housing need on socio-economic patterns and segregation. This requirement should address any pending or approved plans, other elements of the general plan and relevant portions of the housing element and site inventory analysis requirements including, but not limited to, effectiveness of past programs in achieving the goals of the housing element, suitability of sites, existing uses and impacts of additional development potential, including potential for displacement of residents, businesses and other community amenities and infrastructure capacity.

Summary of Conclusions and Approach to Policies and Programs: Based on the outcomes of the analysis, the element must summarize conclusions and directly identify policies and programs needed to address identifying and making available adequate sites to accommodate the RHNA in a manner that affirmatively furthers fair housing. Policies and programs must include "meaningful actions" beyond combating discrimination to overcome patterns of segregation and foster inclusive, affordable and stable communities.

Specifically, the analysis must include each of the fair housing issue areas: (1) segregation and integration, (2) racially and ethnically concentrated areas of poverty (R/ECAPs), (3) access to opportunity, and (4) disproportionate housing needs, including displacement. The analysis should not be limited to the jurisdiction itself, but should include the surrounding region and an understanding of the role the jurisdiction plays in current and historical trends of segregation at a regional level.

Segregation and Integration

The analysis must address identified sites relative to segregation and integration of protected classes. This analysis may focus on households by income but must address segregation and integration of other protected classes as well, including population by race, disability and familial status; the analysis must address the effects of economic segregation on members of protected classes. The analysis must show how the site inventory decreases the segregation index scores for protected classes and along income within the jurisdiction, as well as the segregation indices at the regional scale. It should provide an estimate of how much the sites identified are expected to decrease the dissimilarity and isolation index scores. Furthermore, the analysis should include an evaluation of current and historical spatial patterns of subsidized housing within and surrounding the jurisdiction, including emergency shelters, subsidized affordable housing, supportive housing, and usage of housing choice vouchers, and how the site inventory decreases patterns of segregation given these trends. This analysis of subsidized housing can provide insights into patterns of segregation and integration at a more granular scale that may prove helpful when U.S. Census data is only available at large geographies like tracts and block groups.

Data Considerations: Sample Methodology for Analysis by Income Group (should also be applied to race, disability and familial status)

1. Identify the percentage of the total local households that are lower, moderate and above moderate income.

2. **A.** Calculate the percentage of households in each census tract or block group that are lower, moderate and above moderate income.

   B. As a secondary indicator, identify those tracts or block groups where the percentage of households at the appropriate income level is significantly higher than the community-wide average. The actual level chosen should be sensitive to the local context. For example, if a community has a very low existing percentage of lower income households, an appropriate measure might be block groups where the percentage of lower income households is double the community-wide average. In communities where the percentage of existing lower income households is relatively high, then a standard of 25 or 50 percent higher than the community-wide average may be appropriate. When tracts or block groups contain relatively small numbers of households, the percentage calculations will have relatively high margins of error (MOE). MOEs are also included in each record in the LMISD data. The MOEs should be considered when interpreting the results of this analysis.

3. Identify the existing percentage of LMI households in each block group where there is a residential capacity targeted to accommodate the RHNA for LMI households.

4. **A.** Calculate the total percentage of housing units counted towards satisfaction of the RHNA for lower income households where the existing block group percentage of LMI households exceeds the overall average for the jurisdiction.

   B. Calculate the total percentage of housing units counted towards satisfaction of the RHNA for LMI households where the existing block group percentage of LMI households exceeds the secondary standard for concentration of LMI households that is significantly higher than the overall jurisdiction average.

5. If the percentage of housing units from #4 A. is significantly higher than the percentage from #2 A., and/or if the percentage of housing units from #4 B. is significantly higher than the percentage from #2 B., then this is an indicator that the site inventory for development of housing for lower income households is overly concentrated in areas that the housing sites would tend to encourage over-concentration of lower income households and sites targeted for lower income housing development should be better located among tracts or block groups where the percentage of lower income households is below the exiting citywide average.

6. Analyze local and regional data and knowledge, policies, practices and investments, demographic trends and other factors.

Racially and Ethnically Concentrated Areas of Poverty and Affluence

The analysis must evaluate both the location of identified sites and the location of capacity (number of units) by income group relative to racially and ethnically concentrated areas of poverty and affluence. The analysis should address whether sites are located in or near areas of concentrated poverty and race and affluence, and whether the identified sites significantly concentrate capacity (number of units) to accommodate lower income households in or near racially and ethnically concentrated areas of poverty. The analysis should also evaluate the relationship between the location where the capacity for the lower-income housing need is accommodated in comparison to the housing need for above moderate income households. For example, whether sites to accommodate above moderate income households are significantly concentrated in areas of affluence. This analysis of R/ECAPs and RCAAs should include looking at neighborhoods of the jurisdiction where there are no identified sites in the site inventory and evaluating if the absence of sites in those neighborhoods perpetuates patterns of R/ECAPs or RCAAs.

Disparities in Access to Opportunity

The analysis must address the location of identified sites and the location of capacity (number of units) by income group relative to overall access to opportunity and various categories of access to opportunity (e.g., education, transportation, employment, environment). The analysis should not only address an overall score value of access to opportunity, but must also individually address access to education, transportation, economic prosperity, areas with low rates of violent crime, parks and recreation areas, environmentally healthy neighborhoods and other important opportunities. This is an important place to include local data, such as school performance and enrollment boundaries, local bicycle and pedestrian data, and access to critical local and cultural institutions if available, although the analysis should extend beyond the jurisdiction's boundaries when considering access to opportunity. This analysis should be quantitative where possible and qualitative at least to guide appropriate goals and actions resulting from the analysis. Even where information about these indicators of opportunity is more qualitative or anecdotal than quantitative, it is a valuable and necessary component of developing appropriate actions.

Local jurisdictions using the TCAC/HCD Opportunity Maps should note that rural areas are scored relative to other rural areas in the same county, meaning they are not scored on the same scale as non-rural areas. This is important to note in jurisdictions that include a mix of rural and non-rural areas. While the TCAC/HCD Opportunity Maps provide data at a block group level in rural areas, data tools for rural areas and lower population areas sometimes do not fully capture the nuance of the socio-economic patterns, which highlights the importance of using local data and knowledge as a complement.

Disproportionate Housing Needs, including Displacement Risk

The identification of sites should be informed by the findings of the disproportionate housing needs section of the assessment of fair housing. To analyze sites relative to disproportionate housing needs, including displacement risk, a locality must identify and evaluate sites according to cost burdens, overcrowding and substandard housing. This analysis must also address displacement risks as well as any other disproportionate housing needs addressed in the assessment of fair housing based on local data and knowledge. Factors of disproportionate housing need (e.g., overpayment, overcrowding, displacement, etc.) may be considered together to the extent there is a significant coincidence. The analysis must also address ways in which development of the identified sites will impact displacement risk. Where development of the identified sites is likely to increase displacement risk, then the element must include programs to mitigate the risks and impacts of displacement.

Identification and Prioritization of Contributing Factors

The housing element must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. Fair housing contributing factor (or contributing factor) means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. See "Part 3: Resources" for examples of contributing factors by fair housing issue area. Contributing factors should be based on all the prior efforts and analyses: outreach, assessment of fair housing, and site inventory. Contributing factors must also be prioritized in terms of needed impact on fair housing choice and strongly connect to goals and actions.

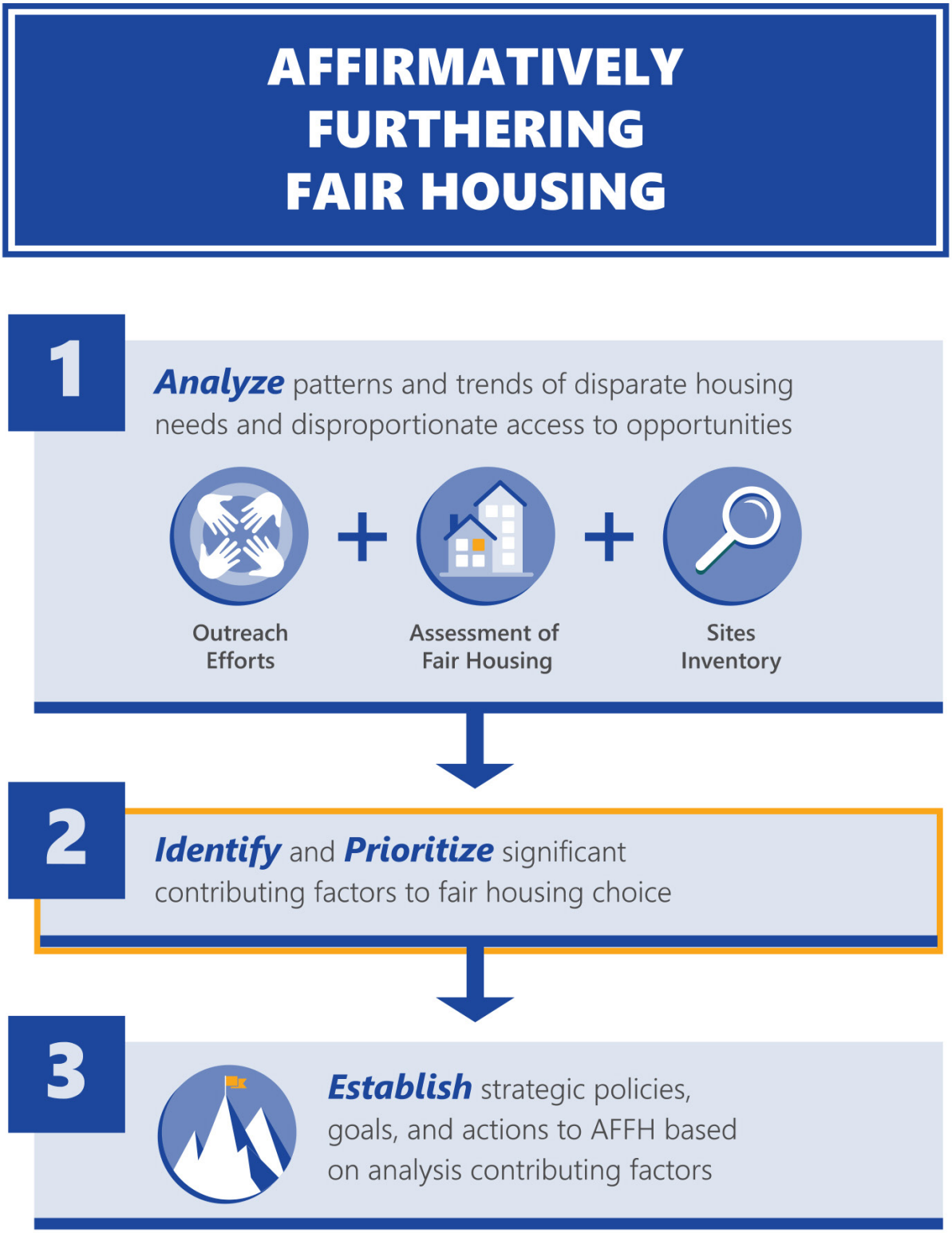
The identification and evaluation of contributing factors must:

- Identify fair housing issues and significant contributing factors;
- Prioritize contributing factors, including any local information and knowledge, giving highest priority to those factors that most limit or deny fair housing choice or access to opportunity or negatively impact fair housing or civil rights compliance; and
- Discuss strategic approaches to inform and strongly connect to goals and actions.

For more information, see "Part 3: Resources" (Sample Contributing Factors and Action Matrix)

ITEM 3- ATTACHMENT 4

Chart 2: Contributing Factors Relationship Between Assessment of Fair Housing and Goals and Actions



The Importance of Prioritization

In any given community, there will be several contributing factors. However, listing contributing factors without analysis will not result in meaningful actions. For example, a list of 50 contributing factors that are not analyzed will likely result in less guided and impactful goals and actions. Instead, the housing element must prioritize contributing factors and should consider a manageable list (e.g., 4-6) to strongly connect to goals and actions, focus resources and maximize impact in the planning period. Further, the element should consider regular evaluation of the effectiveness of goals and actions and adjust and re-prioritize contributing factors and goals and actions as necessary.

Contributing factors are not limited to public actions. Private actions can also contribute to patterns of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. While public agencies do not directly control private actions or contributing factors beyond a locality's boundaries, the actions of public agencies can influence private action and have impacts beyond local boundaries. As a result, regardless of whether contributing factors are public or private or local, region, state or federal, the housing element must recognize a broader social and legal obligation to affirmatively further fair housing and still identify and prioritize those contributing factors to commit to commensurate goals and actions.

Using Other Consolidated Plan Documents

Localities may utilize an assessment of fair housing or analysis of impediments created pursuant to past federal requirements to identify and prioritize contributing factors to fair housing issues. Also, the statewide analysis of impediments and, if available, a regional analysis of impediments may be useful. While these documents may be a sufficient starting point, in all cases, contributing factors must be tailored to local conditions or must be re-evaluated and prioritized based on the assessment of fair housing in the housing element. Note that information in an AFH or AI may also be outdated or incomplete depending on how recently that information was prepared and may need to be updated.

Goals, Policies, and Actions

The housing element must include goals, policies and most specifically, a schedule of actions during the planning period. Actions must be specific with timelines, discrete steps and measurable outcomes to have a "beneficial impact" during the planning period. The schedule of actions must reflect the results of analyses and is intended to be adequate to address the housing needs of all economic segments of the community. The schedule of actions must address the following statutory areas:

- Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level;
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households;

- Address and, where possible, remove governmental and non-governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities and providing reasonable accommodation;
- Conserve and improve the condition of the existing affordable housing stock;
- Preserve assisted housing developments at risk of conversion to market rate;
- Promote housing opportunities throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics; and
- Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at an affordable rent.

What is "Beneficial Impact"

Programs in the element must have specific commitment to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation. Deliverables should occur early in the planning period to ensure actual housing outcomes. For example, programs to "explore" or "consider" on an "ongoing" basis are inadequate to demonstrate a beneficial impact in the planning period. Conversely, a program with clear and specific commitment and numerical objectives such as "rezone 50 acres to high density by June 2022" is adequate to demonstrate a beneficial impact. This specific and clear commitment combined with numerical objectives and timelines is called "beneficial impact." Similarly, programs to affirmatively furthering fair housing must have specific and clear commitment, milestones, and metrics or numerical and anticipated outcomes.

Goals and Policies

Goals and policies typically are utilized to determine a direction in the implementation of a schedule of actions. Through this direction, actions can be interpreted, prioritized, adjusted and carried out to best achieve the necessary outcomes to address the identified needs without re-evaluating over-arching principles or re-starting legislative or complex policy-making processes. To affirmatively further fair housing, goals and policies must have a specific connection to outreach, the assessment of fair housing, the analysis of the site inventory and most importantly, the prioritization of contributing factors to fair housing issues. Goals, policies and actions must be aggressively set to overcome those contributing factors to meet the "meaningful impact" requirement in statute and to avoid actions that are materially inconsistent with the obligation to affirmatively further fair housing. Goals and policies must be created with the intention to have a significant impact, well beyond a continuation of past actions, and to provide direction and guidance for meaningful action.

What If Goals Are Outside of Local Control?

Goals should be set regardless of whether a locality directly controls all the factors involved in achieving that goal. A locality's ability to influence may be a consideration in development of actions but should not limit setting goals. Instead, recognizing the ability or inability to influence a goal should be a starting point for forming appropriate policies and actions. For example, a locality might have limited financial and staff resources. Instead of setting goals and actions at an inadequate level due to limited resources, localities should recognize this constraint and form policies and actions accordingly, such as building partnerships with non-profits to explore all private and public funding available, creating coalitions, working with legislators, exploring all private and public funding available, collaborating with nearby localities and seeking technical assistance.

Goals and policies to affirmatively further fair housing do not need to be independent or isolated on a contributing factor. Instead, goals and policies can be integrated with other goals and policies required by the housing element. For example, a housing element could have a program to "Improve housing supply." On the other hand, an integrated program could "Improve and integrate housing supply, choices and affordability throughout the community." Goals and policies intended to affirmatively further fair housing should be described as such. By integrating goals and policies, a locality can leverage efforts for a broader and more significant impact while better reflecting more inclusive values.

Actions

Actions implement goals and consist of concrete steps, timelines and measurable outcomes. Actions should be considered a part of the schedule of actions or programs required by Housing Element Law and must affirmatively further fair housing pursuant to Government Code section 8899.50. Specifically, Government Code section 8899.50 requires "meaningful actions" well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. These actions, as a whole, must:

- Address significant disparities in housing needs and in access to opportunity;
- Replace segregated living patterns with truly integrated and balanced living patterns;
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster and maintain compliance with civil rights and fair housing laws.

Further, local agencies shall not take any action materially inconsistent with the obligation to affirmatively further fair housing. This requirement should apply to all actions in the housing element and the rest of the general plan as well as any actions, policies or practices outside of the general plan.

Action Areas

Actions to affirmatively further fair housing may include, but are not limited to:

- Enhancing housing mobility strategies;
- Encouraging development of new affordable housing in high resource areas;
- Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing; and
- Protecting existing residents from displacement.

While the goals, policies and actions may select from the above areas (e.g., mobility, housing in high resource areas, place-based, protection from displacement), actions must be formulated in a manner to address the full scope of outreach, assessment of fair housing, analysis of site inventory and overcome contributing factors to fair housing. As a result, a schedule of actions generally must address all four categories.

For examples of affirmatively furthering fair housing actions by each of the action areas, see "Part 3: Resources."

Using a Variety of Actions

To address the full scope of outreach, complete the assessment of fair housing, and overcome contributing factors to fair housing and affirmatively further fair housing, actions must consider a wide range of actions across all action areas (e.g., mobility, housing in high resource areas, place-based and protection from displacement). The number and scale of actions will depend on the severity of the needs but regardless of need, a cohesive and effective program will consider multiple action areas. For example, a place-based approach might improve infrastructure or invest in active transportation, but those efforts would be ineffective in addressing needs without complementary anti-displacement measures.

Further, a balanced and effective approach will consider different types of actions utilizing: (1) human resources: outreach, education, marketing, collaboration, (2) land use resources: planning documents such as general plans, zoning, specific plans, ordinances and procedures, and (3) financial resources.

A balanced and effective approach will consider and combine each of these areas. For example, an approach could include marketing and collaboration as part of increasing mobility, zoning to increase housing choices in high resource areas, and investing financial resources in place-based and displacement action areas. An effective approach will also seek to combine these types within an action area. For example, a locality might take a zoning and financial resources approach to displacement risks or creating new housing choices in high resource areas. By combining these action areas, a program will be more balanced and more effective in achieving the goals to affirmatively further fair housing.

Milestones, Objectives, Monitoring and Making Adjustments

Specific actions with timelines and measurable or numerical objectives are essential to an effective approach. Successful outcomes will not be achievable and discernable without specificity. For example, a program to "explore feasibility on an ongoing basis" does little to achieve tangible results but a commitment to "rezone 50 acres to the high density district by October 2021" has a far more likelihood of producing results. In addition, measurable or numerical objectives clarify goals and serve as a reference point for monitoring the effectiveness of programs. As part of the annual progress report (Gov. Code, § 65400), localities, through a community process, should evaluate actions for progress toward goals and objectives and effectiveness to make regular adjustments as necessary.

Integrating Affirmatively Furthering Fair Housing into Existing Housing Element Programs

Housing elements must include actions to address statutory areas, such as identifying adequate sites to accommodate the regional housing need, assisting in the development of housing for lower income households and households with special needs, and conserving and improving the existing housing stock. [80] These statutory program areas can be modified to complement the statutorily required affirmatively furthering fair housing programs. [81] Examples include:

- **Adequate Sites:** In some cases, housing elements will include programs to rezone to address a shortfall of sites to accommodate the regional housing need. These types of programs should be carried out where possible to promote more inclusive communities. In addition, in some cases, a locality might find circumstances warranting rezoning above and beyond the regional housing need to promote more housing choices and affordability. Examples include long held patterns of isolation in higher income areas, or other factors, or when identifying sites to accommodate the housing need for lower income households exacerbates segregation.

- **Assist in Development of Housing for Lower Income Households and Households with Special Needs:** Housing elements will include programs to encourage affordable development, such as utilizing, seeking or supporting funding, building partnerships with non-profit developers and incentives for affordability. These programs can be targeted to high resource areas or other similar areas to promote inclusive communities.

- **Addressing Governmental and Non-governmental Constraints:** Land use and zoning can be a key barrier to inclusive communities. Zoning, permit processing, fees and other land use reforms can be targeted geographically to promote more inclusive communities. Non-governmental constraints can include factors such as local opposition to affordable housing. Education and other programs can be geographically targeted to build campaigns for more integrated land use patterns.

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80 Gov. Code, §§ 65583, subd. (a)(3) , 65583.2; see also HCD, Building Blocks at https://www.hcd.ca.gov/community-development/building-blocks/index.shtml.

81 Gov. Code, §§ 8899.50, 65583, subd. (c).

- **Conserve and Improve the Existing Affordable Housing Stock:** Elements must have actions to conserve and improve the existing affordable housing stock. Typical actions include programs for rehabilitation (renter, owner), acquisition and rehabilitation, infrastructure investment, conservation of mobilehome parks, housing choice vouchers, and administrative actions like zoning or displacement policies. These types of programs can be geographically targeted as place-based strategies to revitalize and improve communities or as new opportunities in high opportunity areas.

- **Incentivize Accessory Dwelling Units (ADUs):** Programs to incentivize ADUs can be targeted as new opportunities in high resource areas or as place-based revitalization strategies.

Integrating Goals, Policies and Actions across Multiple Planning Objectives

Various policy topics can be integrated where more than one objective is considered at a time to promote more balanced approaches and multiple benefits. The intent is to align objectives and set clearer direction to avoid future conflict. Various policy topics can be considered within the housing element and also across the general plan. For example, a goal or policy could be set to both identify adequate sites to accommodate the regional housing need and affirmatively furthering fair housing. Also, a housing issue could be considered at the same time as a circulation or safety issue. Through more integrated approaches, the general plan becomes a more cohesive, internally consistent and implementable plan. For examples of integrated concepts in the general plan, please review resources developed by the Governor's Office of Planning and Research. In addition, See "Part 3: Resources" for a matrix of policy topics and integrated planning approaches.

Part 3: Resources

Statute (strikeout/underline)

Division 1 of Title 2 of the Government Code, Chapter 15

Government Code Section 8899.50 (Additions and Deletions in Strikeout/Underline)

Section 8899.50. (a) For purposes of this section, the following terms have the following meanings:

(1) "Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development.

(2) "Public agency" means all of the following:

(A) The state, including every state office, officer, department, division, bureau, board, and commission, including the California State University.

(B) A city, including a charter city, county, including a charter county, city and county, and a redevelopment successor agency.

(C) A public housing authority created pursuant to the Housing Authorities Law (Chapter 1 (commencing with Section 34200) of Part 2 of Division 24 of the Health and Safety Code).

(D) A public housing agency, as defined in the United States Housing Act of 1937 (codified at 42 U.S.C. Sec. 1437 et seq.), as amended.

(E) Any other political subdivision of the state that is a grantee or subgrantee receiving funds provided by the United States Department of Housing and Urban Development under the Community Development Block Grant program, the Emergency Solutions Grants program, the HOME Investment Partnerships program, or the Housing Opportunities for Persons With AIDS program.

(b) A public agency shall administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

(c) This section shall be interpreted consistent with the Affirmatively Furthering Fair Housing Final Rule and accompanying commentary published by the United States Department of Housing and Urban Development contained in Volume 80 of the Federal Register, Number 136, pages 42272 to 42371, inclusive, dated July 16, 2015. Subsequent amendment, suspension, or revocation of this Final Rule or its accompanying commentary by the federal government shall not impact the interpretation of this section.

(d) In selecting meaningful actions to fulfill the obligation to affirmatively further fair housing, this section does not require a public agency to take, or prohibit a public agency from taking, any one particular action.

Division 1 of Title 7 of the Government Code, Chapter 3

Government Code Section 65583 (Additions and Deletions in Strikeout/Underline)

Section 65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(1) through (9) Omitted – No substantive changes.

(b) (1) through (2) Omitted – No substantive changes.

(c) A program ~~which~~ that sets forth a schedule of actions during the planning period, each with a timeline for implementation, ~~which~~ that may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing and subsidy programs when available, and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level

that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

(A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions with an eight-year housing element planning period pursuant to Section 65588, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Section 65585 or the date that is 90 days after receipt of comments from the department pursuant to subdivision (b) of Section 65585, whichever is earlier, unless the deadline is extended pursuant to subdivision (f). Notwithstanding the foregoing, for a local government that fails to adopt a housing element within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than three years and 120 days from the statutory deadline in Section 65588 for adoption of the housing element.

(B) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2. The identification of sites shall include all components specified in Section 65583.2.

(C) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.

(2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote ~~housing opportunities~~ and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or ~~disability.~~ disability, and

other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

(6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(7) Include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.

(8) Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(9) (A) Affirmatively further fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2. The program shall include an assessment of fair housing in the jurisdiction that shall include all of the following components:

(i) A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity.

(ii) An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk.

(iii) An assessment of the contributing factors for the fair housing issues identified under clause (ii).

(iv) An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to those factors identified in clause (iii) that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance, and identifying the metrics and milestones for determining what fair housing results will be achieved.

(v) Strategies and actions to implement those priorities and goals, which may include, but are not limited to, enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protecting existing residents from displacement.

(B) A jurisdiction that completes or revises an assessment of fair housing pursuant to Subpart A (commencing with Section 5.150) of Part 5 of Subtitle A of Title 24 of the Code of Federal Regulations, as published in Volume 80 of the Federal Register, Number 136, page 42272, dated July 16, 2015, or an analysis of impediments to fair housing choice in accordance with the requirements of

Section 91.225 of Title 24 of the Code of Federal Regulations in effect prior to August 17, 2015, may incorporate relevant portions of that assessment or revised assessment of fair housing or analysis or revised analysis of impediments to fair housing into its housing element.

(C) The requirements of this paragraph shall apply to housing elements due to be revised pursuant to Section 65588 on or after January 1, 2021.

(d) through (f) omitted – No substantive changes.

Division 1 of Title 7 of the Government Code, Chapter 3

Government Code Section 65583.2 (Additions and Deletions in Strikeout/Underline)

65583.2. (a) A city's or county's inventory of land suitable for residential development pursuant to paragraph (3) of subdivision (a) of Section 65583 shall be used to identify sites throughout the community, consistent with paragraph (9) of subdivision (c) of Section 65583, that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels pursuant to Section 65584. As used in this section, "land suitable for residential development" includes all of the sites that meet the standards set forth in subdivisions (c) and (g):

(1) Vacant sites zoned for residential use.

(2) Vacant sites zoned for nonresidential use that allows residential development.

(3) Residentially zoned sites that are capable of being developed at a higher density, including the airspace above sites owned or leased by a city, county, or city and county.

(4) Sites zoned for nonresidential use that can be redeveloped for residential use, and for which the housing element includes a program to rezone the site, as necessary, rezoned for, to permit residential use, including sites owned or leased by a city, county, or city and county.

(b) Through (l) omitted – No substantive changes.

AB 686 Housing Element Compliance Checklist

Part 1 Outreach:

☐ Does the element describe and incorporate meaningful engagement that represents all segments of the community into the development of the housing element, including goals and actions (e.g., language access, accessibility for persons with disabilities, resident engagement, including low income residents and residents in subsidized housing programs, description of comments and whether incorporated, and outreach to fair housing agencies, legal services and public housing agencies)?

Part 2 Assessment of Fair Housing:

☐ Does the element include a summary of fair housing enforcement and capacity in the jurisdiction?

☐ Does the element include an analysis of these five areas: Fair housing and enforcement capacity? Integration and segregation patterns and trends? Racially or ethnically concentrated areas of poverty? Disparities in access to opportunity? And disproportionate housing needs within the jurisdiction, including displacement risk? Each of these four areas must have its own analysis.

Each analysis on the four fair housing issue areas should include the following:	Fair Housing Enforcement and Capacity	Segregation and Integration	R/ECAP	Access to opportunity	Disp. Housing needs +displacement risk
Patterns and trends – local and regional					
Local data and knowledge					
Other relevant factors					
Conclusions and summary of issues					

Part 3 Site Inventory:

- [ ] Did the element identify and evaluate (e.g., maps) the number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to all components of the assessment of fair housing?
- [ ] Did the element analyze identified sites related to improving or exacerbating conditions for each of the fair housing areas (integration and segregation, racially and ethnically concentrated areas of poverty, areas of opportunity, disproportionate housing needs, including displacement)?

Part 4 Identification of Contributing Factors

- [ ] Did the element identify, evaluate and prioritize the contributing factors to fair housing issues? Did the element prioritize those factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance?

Part 5 Goals and Actions

- [ ] Did the element identify goals and actions based on the identified and prioritized contributing factors?
- [ ] Do goals and actions address mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for preservation and revitalization, displacement protection, and other program areas?
- [ ] Are actions significant, meaningful and sufficient to overcome identified patterns of segregation and affirmatively further fair housing?
- [ ] Did the element include metrics and milestones for evaluating progress on programs/actions and fair housing results, including concrete timelines?

Definitions

Affirmatively Furthering Fair Housing

Meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development.[82]

Assessment of Fair Housing (AFH)

An analysis undertaken pursuant to 24 CFR § 5.154 that includes an analysis of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals, and is conducted and submitted to HUD using the Assessment Tool. The AFH may be conducted and submitted by an individual program participant (individual AFH), or may be a single AFH conducted and submitted by two or more program participants (joint AFH), or two or more program participants, where at least two of which are consolidated plan program participants (regional AFH).[83]

Community Participation

As required in 24 CFR § 5.158, means a solicitation of views and recommendations from members of the community and other interested parties, a consideration of the views and recommendations received, and a process for incorporating such views and recommendations into decisions and outcomes. For HUD regulations implementing the Housing and Community Development Act of 1974, the statutory term for ''community participation'' is ''citizen participation.''[84]

Contributing Factor

A factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Goals in an AFH are designed to overcome one or more contributing factors and related fair housing issues as provided in 24 CFR § 5.154.[85]

Disparities in Access to Opportunity

Defined by the AFFH Final Rule as "substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing."[86]

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82 Gov. Code, § 8899.50, subd. (a)(1).

83 24 C.F.R. §5.152 (2016).

84 bid.

85 Ibid.

86 Ibid.

Disproportionate Housing Needs

Generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden, severe cost burden, overcrowding, tenure (own vs. rent), homelessness, and substandard housing conditions.

Fair Housing Choice

Under the AFFH Final Rule, fair housing choice means that individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, or disability. Fair housing choice encompasses:

- Actual choice, which means the existence of realistic housing options;
- Protected choice, which means housing that can be accessed without discrimination;
- Enabled choice, which means realistic access to sufficient information regarding options so that any choice is informed. For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs, as required under Federal civil rights law, including disability-related services that an individual needs to live in such housing.

Fair Housing Issue

A condition in a program participants geographic area of analysis that restricts fair housing choice or access to opportunity, and includes such conditions as ongoing local or regional segregation or lack of integration, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing.[87]

Integration

A condition within the program participants geographic areas of analysis, as guided by the AFFH Data Viewer, in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area." [88]

Land Value Recapture

A policy approach by which communities can recover and reinvest land value increases that result from public investment and other government actions, including re-zoning. This can include things such as requiring community benefits from landowners and developers whose land has increased in value due to government actions, public benefit zoning, incentive zoning, density bonuses, housing overlay zoning, tax increment financing, community benefits agreements, special assessment districts, transferable development rights, linkage or impact fees, and others.

87 Ibid.

88 Ibid.

Meaningful Action

Significant actions that are designed and can be reasonably expected to achieve a material positive change that affirmatively furthers fair housing by, for example, increasing fair housing choice or decreasing disparities in access to opportunity.[89]

Public Agency

Means all of the following:

A. The state, including every state office, officer, department, division, bureau, board, and commission, including the California State University.

B. A city, including a charter city, county, including a charter county, city and county, and a redevelopment successor agency.

C. A public housing authority created pursuant to the Housing Authorities Law (Chapter 1 (commencing with Section 34200) of Part 2 of Division 24 of the Health and Safety Code).

D. A public housing agency, as defined in the United States Housing Act of 1937 (codified at 42 U.S.C. Sec. 1437 et seq.), as amended.

E. Any other political subdivision of the state that is a grantee or subgrantee receiving funds provided by the United States Department of Housing and Urban Development under the Community Development Block Grant program, the Emergency Solutions Grants program, the HOME Investment Partnerships program, or the Housing Opportunities for Persons With AIDS program.[90]

Segregation

A condition within the program participant's geographic area of analysis....in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.[91]

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89 Ibid.

90 Gov. Code, § 8899.50, subd. (a)(2).

91 24 C.F.R. §5.152 (2016).

Dissimilarity and Isolation Index Formulas

Dissimilarity Index: This index measures the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community. The index ranges from 0 to 100, with 0 meaning no segregation and 100 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. An index score above 60 is considered high (i.e.: 60 percent of people would need to move to eliminate segregation), while 30 to 60 is considered moderate, and below 30 is considered low.[92]

The formula for calculating the dissimilarity index, by Census block group, is as follows:

$$D = \frac{1}{2} \times \sum_{i=1}^{N} \left| \frac{P_{ig}}{P_g} - \frac{P_{ih}}{P_h} \right|$$

- P_{ig} is the population of group g in Census block group i
- P_{ih} is the population of group h in Census block group i
- P_g is the total population of group g in the City
- P_h is the total population of group h in the City

Isolation Index: Ranging from 0 to 100, the isolation index represents the percentage of residents of a given race or ethnicity in a block group where the average resident of that group lives, correcting for the fact that this number increases mechanically with that group's share of the overall citywide population. Using Hispanic or Latino residents as an example, an aggregate isolation index of 40 indicates that the average Hispanic or Latino resident lives in a block group where the Hispanic share of the population exceeds the overall citywide average by roughly 40 percent. Isolation index values that equal close to zero indicate that members of that BIPOC group live in relatively integrated neighborhoods.[93] [94]

The formula for calculating the isolation index, by Census block group, is as follows:

$$I = \frac{\left[\left(\sum_i^N \frac{P_{ig}}{P_g} \times \frac{P_{ig}}{P_{it}} \right) - \frac{P_g}{P_t} \right]}{1 - \frac{P_g}{P_t}}$$

- P_{ig} is the population of group g in Census block group i
- P_{it} is the total population in Census block group i
- P_g is the total population of group g in the City
- P_t is the total population in the City

92 Massey, D.S. and N.A. Denton. (1993). American Apartheid: Segregation and the Making of the Underclass. Cambridge, MA: Harvard University Press.

93 HUD. (2013). AFFH Data Documentation. Available at: http://www.huduser.org/portal/publications/pdf/FR-5173-P-01_AFFH_data_documentation.pdf

94 Glaeser, E. and Vigdor, J. (2001). Racial Segregation in the 2000 Census: Promising News. Washington, DC: The Brookings Institution, Center on Urban and Metropolitan Policy. Available at: https://www.brookings.edu/wp-content/uploads/2016/06/glaeser.pdf

Local jurisdictions should use the dissimilarity index and/or isolation index tools as part of the needs assessment to help to understand where there are areas of segregation in the community and highlight needs for housing element policies and programs to help reduce segregation. Dissimilarity index and Isolation index values for census tracts within the jurisdiction can be mapped thematically to highlight areas with high levels of segregation. This will highlight locations within the community where there are needs for housing element policies and programs to promote better racial and ethnic integration and reduce segregation.

Examples of Contributing Factors to Fair Housing Issues by Area

Outreach

- Lack of a variety of media (e.g., meetings, surveys, stakeholder interviews)
- Lack of marketing community meetings
- Lack of meetings at various times
- Lack of accessibility to draft documents
- Lack of language access
- Lack of accessible forums (e.g., webcast, effective communication, reasonable accommodation procedures)

Fair Housing Enforcement and Outreach Capacity

- Lack of local private fair housing outreach and enforcement
- Lack of local public fair housing enforcement
- Lack of resources for fair housing agencies and organizations
- Lack of state or local fair housing laws to support strong enforcement
- Unresolved violations of fair housing or civil rights law (including challenges to protect the constitutional and statutory rights of unhoused people)

Segregation and Integration

- Community opposition
- Displacement of residents due to economic pressures
- Lack of community revitalization strategies
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of regional cooperation
- Land use and zoning laws
- Lending discrimination
- Location and type of affordable housing
- Occupancy codes and restrictions
- Private discrimination
- Source of income discrimination
- Lack of tenant protections
- Harassment
- Lack of supportive housing in community-based settings
- Policing and criminalization

Racially and Ethnically Concentrated Areas of Poverty

- Community opposition
- Deteriorated and abandoned properties
- Displacement of residents due to economic pressures
- Lack of community revitalization strategies
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of regional cooperation
- Land use and zoning laws
- Location and type of affordable housing
- Occupancy codes and restrictions
- Private discrimination
- Lending discrimination
- Policing and criminalization

Disparities in Access to Opportunity

- Access to financial services
- The availability, type, frequency, and reliability of public transportation
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of regional cooperation
- Land use and zoning laws
- Lending discrimination
- Location of employers
- Location of environmental health hazards
- Location of proficient schools and school assignment policies
- Location and type of affordable housing
- Occupancy codes and restrictions
- Private discrimination
- Policing and criminalization

Disparities in Access to Opportunity for Persons with Disabilities

- Access to proficient schools for persons with disabilities
- Access to publicly supported housing for persons with disabilities
- Access to transportation for persons with disabilities
- Inaccessible government facilities or services
- Inaccessible sidewalks, pedestrian crossings, or other infrastructure
- Lack of affordable in-home or community-based supportive services
- Lack of affordable, accessible housing in range of unit sizes
- Lack of affordable, integrated housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of assistance for transitioning from institutional settings to integrated housing
- Land use and zoning laws
- Lending discrimination
- Location of accessible housing

- Occupancy codes and restrictions
- Lack of effective accommodations for unhoused people with disabilities
- Regulatory barriers to providing housing and supportive services for persons with disabilities
- State or local laws, policies, or practices that discourage individuals with disabilities from being placed in or living in apartments, family homes, and other integrated settings
- Policing and criminalization (especially people with mental disabilities or neurodivergent individuals)

Disproportionate Housing Needs, Including Displacement Risks

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of renter protections
- Lack of protections for mobilehome park residents
- Land use and zoning laws
- Lending discrimination
- Lack of rental relief programs for people at risk of homelessness

Site Inventory

- Community opposition
- Lack of community revitalization strategies
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of regional cooperation
- Land use and zoning laws
- Local policies or practices (e.g., councilmember veto)
- Location and type of affordable housing
- Private discrimination

Sample Contributing Factors & Actions Matrix

Identified Fair Housing Issue	Contributing Factor	Priority (high, medium, low)	Meaningful Action

Examples of Affirmatively Furthering Fair Housing Actions

Housing Mobility Strategies consist of removing barriers to housing in areas of opportunity and strategically enhancing access. Examples include:

- Voucher mobility
- Housing mobility counseling
- City-wide affordable rental registries
- Landlord outreach to expand the location of participating voucher properties
- Landlord education and outreach on source of income discrimination and voucher programs
- Assistance with security deposits and moving expenses for voucher holders and other low-income tenants
- Extend search times for particular groups with housing choice vouchers, such as larger families with children or persons with disabilities
- Regional cooperation and administration of vouchers (such as through portability and shared waiting lists);
- Affirmative marketing can be targeted at promoting equal access to government-assisted housing or to promote housing outside the immediate neighborhood to increase awareness and the diversity of individuals in the neighborhood
- Collaborate with high performing school districts to promote a diversity of students and staff to serve lower income students
- Developing multifamily housing opportunities95
- Encouraging the development of four or more units in a building
- Encouraging collaboration between local governments and community land trusts as a mechanism to develop affordable housing in higher-opportunity areas.96
- Accessibility programs focus on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses

New Housing Choices and Affordability in Areas of Opportunity means promoting housing supply, choices and affordability in areas of high opportunity and outside of areas of concentrated poverty. Examples include:

- Zoning, permit streamlining, fees, incentives and other approaches to increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, transitional and supportive housing, group homes) in high opportunity areas
- Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing trust funds)
- Inclusionary requirements

95 The federal FHA includes design and construction requirements for all residential buildings with four or more attached units. In buildings with stairs, all ground floor units must be accessible, and in buildings with elevator access, all units must have minimum access. There is no federally mandated standard for accessibility in single family homes. Government Code section 12955.1, subdivision (b), requires 10 percent of units in multifamily buildings without elevators consisting of 3 or more rental units or 4 or more condominium units are subject to accessibility building standards.

96 See Community Land Trusts and Stable Affordable Housing, available at https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-110419.html, last visited on March 19, 2021.

- Scattered site affordable development
- Targeted investment and programs, including sweat equity, down payment assistance, new rental construction
- Accessibility modification programs and other measures that proactively enhance accessibility
- Increase accessible number of units above state law through incentives, policies, funding and other similar measures
- Developing waiting lists for persons with disabilities, such as coordination with regional centers for developmental services and targeting those lists to property owners or homeowners making units (e.g., ADUs) available
- Leveraging in-home or community based supportive services
- Develop a campaign to combat local opposition
- Increase number of ADUs allowed per site
- Increasing opportunities for community ownership of housing

Place-based Strategies to Encourage Community Conservation and Revitalization Involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty such as targeted investment in neighborhood revitalization, preserving or rehabilitating existing affordable housing, improving infrastructure, schools, employment, parks, transportation and other community amenities. Examples include:

- Targeted investment in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure
- Develop a proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs and mitigates potential cost, displacement and relocation impacts on residents
- Dedicate or seek funding to prioritize basic infrastructure improvements (e.g., water, sewer) in disadvantaged communities
- Address negative environmental, neighborhood, housing and health impacts associated with siting and operation of land uses such as industrial, agricultural, waste storage, freeways, energy production, etc. in disadvantaged communities
- Address negative impacts from climate change through investments in adaptation measures such as urban forestry, flood prevention measures, etc. in disadvantaged communities
- Target acquisition and rehabilitation to vacant and blighted properties in neighborhoods of concentrated poverty
- Inter-governmental coordination on areas of high need
- Prioritized capital improvement programs
- Develop new financing
- Recruit residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies
- Catalyze leadership and future community wide decision-makers, including affirmative recruitment in hiring practices
- Leverage private investment for community revitalization, including philanthropic
- Expand access to community meetings, including addressing language barriers, meeting times

Protecting Existing Residents from Displacement comprises strategies that protects residents in areas of lower or moderate opportunity and concentrated poverty and preserves housing choices and affordability. Examples include:

- First right of return to existing residents and policies that include moving expenses
- Multi-lingual tenant legal counseling
- Affirmative marketing strategies or plans targeting nearby neighborhoods, a Disadvantaged Community or a Low-Income Community
- Replacement requirements in targeted growth areas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization areas or policies on sites identified to accommodate the housing needs of lower income households
- Rent stabilization programs beyond what is required by California Civil Code 1946.2
- Just cause eviction or other efforts improving tenant stability beyond what is required by California Civil Code 1946.2
- Policies to preserve Single Room Occupancy (SRO) housing or mobilehome parks
- Condominium conversion restrictions
- Land banking programs actively receiving funding
- Community benefit zoning and/or other land value recapture strategy
- Rent review board and/or mediation, foreclosure assistance, or multilingual tenant legal counseling services
- Density bonus ordinances that expand on state replacement requirements
- Implementation of an overlay zone to protect and assist small businesses
- Establishment of a small business advocate office and single point of contact for every small business owner;
- Creation and maintenance of a small business alliance;
- Increased visibility of the jurisdiction's small business assistance programs;
- Formal program to ensure that some fraction of a jurisdiction's purchases of goods and services come from local businesses
- Prioritization of Minority and Women Business Enterprises (MWBE) for public contracting
- Environmental contamination mitigation and hazard mitigation measures such as seismic retrofits, flood adaptation measures, etc. to prevent displacement from disasters
- Eliminating crime-free or nuisance ordinances or programs that result in penalties to landlords and evictions of tenants

Sample Tables

Regional Comparisons

Population by Race/Ethnicity

	City		County		Region/State	
	2010	2018	2010	2018	2010	2018
White (Non-Hispanic)						
Hispanic/Latino						
Black or African American						
Native American						
Asian						
Native Hawaiian and Other Pacific Islander						
Other						
Two or More Races						

Population by Disability Type

	City		County		Region/State	
	2010	2018	2010	2018	2010	2018
Total with a Disability						
» Hearing Difficulty						
» Vision Difficulty						
» Cognitive Difficulty						
» Ambulatory Difficulty						
» Self-care Difficulty						
» Independent Living						

Source: XXXXXXXXX

Housing Units by Type

	City		County		Region/State	
	2010	2018	2010	2018	2010	2018
Single Family-Detached						
Single Family-Attached						
2-4 Units						
5+ Units						
Mobilehomes						
Other						

Source: XXXXXXXXX

Population by Familial Status

	City		County		Region/State	
	2010	2018	2010	2018	2010	2018
Family Households						
» Married-Couple Family Households						
• With Children						
• Without Children						
» Other Family Households						
• With Children						
• Without Children						
Non-family Households						

Source: XXXXXXXXX

Households by Income

	City		County		Region/State	
	2010	2018	2010	2018	2010	2018
Less than $10,000						
$10,000-$14,999						
$15,000-$24,999						
$25,000-$34,999						
$35,000-$49,999						
$50,000-$74,999						
$75,000-$99,999						
$100,000-$149,999						
$150,000-$199,999						
$200,000 or More						
Median Income						

Source: XXXXXXXXX

Households by Overpayment

	City		County		Region/State	
	2010	2018	2010	2018	2010	2018
Owner Households (All Low Income Levels 0-80% AMI)						
Paying >30%						
Paying >50%						
Renter Households (All Low Income Levels 0-80% AMI)						
Paying >30%						
Paying >50%						
Owner Households (Extremely Low Income Levels 0-30% AMI)						
Paying >30%						
Paying >50%						
Renter Households (Extremely Low Income Levels 0-30% AMI)						
Paying >30%						
Paying >50%						

Source: XXXXXXXXX

Households by Tenure

	City		County		Region/State	
	2010	2018	2010	2018	2010	2018
Owner Households						
Renter Households						
Total Households						

Source: XXXXXXXXX

Households by Overcrowding

	City		County		Region/State	
	2010	2018	2010	2018	2010	2018
Owner Households						
» 1.01 to 1.50 occupants per room						
» 1.51 to 2.00 occupants per room						
» 2.01 or more occupants per room						
Renter Households						
» 1.01 to 1.50 occupants per room						
» 1.51 to 2.00 occupants per room						
» 2.01 or more occupants per room						
Total Households						

Source: XXXXXXXXX

List of Fair Housing Assistance Organizations

Name	Service Area	Address	Phone	Website
California Department of Fair Employment and Housing	California	2218 Kausen Dr. Ste. 100 Elk Grove, CA 95758	916-478-7251	https://www.dfeh.ca.gov/
Greater Bakersfield Legal Assistance, Inc.	Kern County, CA	615 California Ave. Bakersfield, CA 93304	661-325-5943	http://www.gbla.org/
Fair Housing Council of Central California	Alpine, Amador, Butte, Calaveras, Colusa, El Dorado, Fresno, Glenn, Inyo, Kern, Kings, Lassen, Madera, Mariposa, Merced, Modoc, Mono, Nevada, Placer, Plumas, Sacramento, San Joaquin, San Luis Obispo, Shasta, Siskiyou, Solano, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Yolo, Yuba	333 W. Shaw Ave. Ste. 14 Fresno, CA 93704	559-244-2950	http://www.fhc-cc.org/index.html
Mental Health Advocacy Services, Inc.	Los Angeles area	3255 Wilshire Blvd. Ste. 902 Los Angeles, CA 90010	213-389-2077	http://mhas-la.org/
Southern California Housing Rights Center	The City of Los Angeles, Los Angeles County, Antelope Valley, & Ventura County	3255 Wilshire Blvd. 1150 Los Angeles, CA 90010	213-387-8400	http://www.hrc-la.org/default.asp?id=6
Housing and Economic Rights Advocates	State of California	1814 Franklin St. Ste. 1040 Oakland, CA 94612	510-271-8443	http://www.heraca.org/
Bay Area Legal Aid	San Rafael, Napa, Richmond, Oakland, San Francisco, Redwood City, & San Jose	1735 Telegraph Ave. Oakland, CA 94612	510-663-4755	https://baylegal.org/
		1025 Macdonald Ave, Richmond, CA 94801	510-233-9954	
		575 Lincoln Ave., Ste. 210, Napa, CA 94558	707-259-0579	
		1800 Market St., 3rd Floor, San Francisco, CA 94102	415-982-1300	
		1038 El Camino Real, Ste. A, Redwood City, CA 94063	650-358-0745	
		4 N. Second St., Ste. 600, San Jose, CA 95113	408-283-3700	

Name	Service Area	Address	Phone	Website
California Rural Legal Assistance	California	1430 Franklin St., Ste. 103 Oakland, CA 94612	1-800-337-0690	https://www.crla.org/
		141 A Street, Suite D. Arvin, CA 93203	661-854-3839	
		1460 6th Street, P.O. Box 35Coachella, CA 92236	760-398-7261	
		601 High St., Ste. C Delano, CA 93215	661-725-4350	
		449 Broadway St. El Centro, CA 92243	760-353-0220	
		3747 E. Shields Ave. Fresno, CA 93726	559-441-8721	
		126 North "B" St. Madera, CA 93638	559-674-5671	
		511 "D" St. Marysville, CA 95901	530-742-5191	
		1020 15th St, Ste. 20, Modesto, CA 95354	209-577-38811	
		338 "A" St. Oxnard, CA 93030	805-486-1068	
		3 Williams Rd. Salinas, CA 93905	831-757-5211	
		175 Santa Rosa St. San Luis Obispo, CA 93405	805-544-7994	
		2050 South Broadway Ste. G Santa Maria, CA 93454	805-922-4564	
		1160 N. Dutton Ave., Ste. 105 Santa Rosa, CA 95401	707-528-9941	
		145 E. Weber Ave. Stockton, CA 95202	209-946-0605	
		640 Civic Ctr. Dr. #108, Vista, CA 92084	760-966-0511	
		21 Carr St. Watsonville, CA 95076	831-724-2253	
CSA San Diego County	San Diego County, CA	131 Avocado Ave. El Cajon, CA 92020	619-444-5700	https://www.c4sa.org/
Eden Council of Hope & Opportunity	Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Antioch, Concord, Hayward, Livermore, Monterey, Oakland, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek	770 A Street, Ste. 204, Hayward, CA 94541	510-581-9380	www.echofairhousing.org
		301 W. 10th St. Antioch, CA 94509	925-732-3919	
		141 N. Livermore Ave. Livermore, CA 94550	925-583-5992	
		1305 Franklin St. #305 Oakland, CA 94612	510-496-0496	
		570 Pacific St. Monterey, CA 93940	831-566-0824	
		168 W. Alisal St. Salinas, CA 93901	831-566-0824	

Name	Service Area	Address	Phone	Website
Fair Housing Advocates of Northern California	Marin County and Sonoma Counties; cities of Fairfield and Vallejo	1314 Lincoln Ave. Ste. A San Rafael, CA 94901	415-457-5025	http://www.fairhousingnorcal.org/
Fair Housing Council of Orange County	Orange County, CA	1516 Brookhollw Dr., Ste. A Santa Ana, CA 92705	714-569-0823	https://www.fairhousingoc.org/
Fair Housing Council of Riverside County	Riverside County (all jurisdictions), Moreno Valley, Corona, Temecula, Palm Springs, Palm Desert, Perris, Jurupa Valley, Hemet, Menifee	4164 Brockton Ave. Riverside, CA 92501 23890 Alessandro Blvd., Suite A1 Moreno Valley, Ca 92553 190 W. Amado Rd. Palm Springs, CA 92262 650 Main St. Corona, CA 92882	951-682-6581	https://fairhousing.net/
Fair Housing Council of San Diego	San Diego Region	9845 Erma Rd., Ste. 300 San Diego, CA 92131	619-699-5888	https://fhcsd.com/
Fair Housing Council of the San Fernando Valley	Los Angeles County, primarily in the San Fernando Valley	14621 Titus St., Ste. 100 Panorama City, CA 91402	818-373-1185	http://www.fhcsfv.com/
Fair Housing Foundation	Aliso Viejo, Bellflower, Buena Park, Compton, Costa Mesa, Downey, Fullerton, Garden Grove, Garden, Huntington Beach, Huntington Park, Irvine, La Habra, Long Beach, Lynwood, Mission Viejo, Newport Beach, Norwalk, Orange, Paramount, San Clemente, South Gate, Tustin, Westminster	3605 Long Beach Blvd., Ste 302 Long Beach, CA 90807 2300 E Katella Ave., Ste 405 Anaheim, CA 92806	(800) 446 - FAIR (3247) Deaf or hard of Hearing TTY (800) 855-7100	https://fhfca.org/
Fair housing Napa Valley	Napa County, CA	1804 Soscol Avenue, Ste. 203, Napa, CA 94559	707-224-9720	https://napafairhousing.org/
Fair Housing of Sonoma County at Petaluma	Petaluma	1500 Petaluma Blvd., South Ste A Petaluma, CA 94952	707-765-8488	https://petalumapeople.org/housing/

Name	Service Area	Address	Phone	Website
Housing Equity Law Project	Northern California	180 S. Spruce Ave., Ste. 250 San Francisco, CA 94080	415-434-9400	http://www.housingequality.org/
Housing Rights Center	Los Angeles County, Antelope Valley, & Ventura County	3255 Wilshire Blvd. 1150 Los Angeles, CA 90010	213-387-8400	https://www.housingrightscenter.org/
		6320 Van Nuys Blvd., Ste. 311 Van Nuys, CA 91402		
		Jackie Robinson Center 1020 N. Fair Oaks Ave. Pasadena, CA 91103		
		1015 N. Lake Ave., Ste. 100 Pasadena, CA 91104		
Inland Fair Housing and Mediation Board	San Bernardino, Riverside, and Imperial Counties	1500 S. Haven Ave., Ste. 100 Ontario, CA 91761	800-321-0911	https://www.ifhmb.com/
		225 W. Hospitality Ln., Ste. #207 San Bernardino, CA 92408		
		15248 Civic Dr., Ste. #225 Victorville, CA 92392		
		82921 Indo Blvd. Indio, CA 92201		
		444 S. 8th St., Ste. #C-1A El Centro, CA 92243		
Legal Aid Society of San Diego	San Diego County, CA	110 S. Euclid Ave. San Diego, CA 92114	1-844-449-3500	https://www.lassd.org/
		1764 San Diego Ave., Ste. 100 San Diego, CA 92110		
		216 S. Tremont St. Oceanside, CA 92054		
Project Sentinel	Northern California	1490 El Camino Real, Santa Clara, CA 95050	408-470-3739	https://www.housing.org/

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AFFH Rule and Assessments

Assembly Bill 686
California State Legislature. September 30, 2018 Bill text for California's Affirmatively Furthering Fair Housing law. HCD AB 686 Summary of Requirements in Housing Element Law Memorandum (April 2020)

Affirmatively Furthering Fair Housing: California's New Law (PDF)
National Housing Law Project. 2019. 2 pp.
Summarizes Assembly Bill 686, California's Affirmatively Furthering Fair Housing Law.

Affirmatively Furthering Fair Housing Final Rule (PDF)
Federal Register. 2015. 101 pp.

AFFH Rule Guidebook (PDF)
U.S. Dept of Housing and Urban Development (HUD). 2015. 222 pp.

California Department of Housing and Community Development Final 2020 Analysis of Impediments to Fair Housing Choice (PDF)
Executive Summary. June 2020. 10 pp.

California Department of Housing and Community Development Final 2020 Analysis of Impediments to Fair Housing Choice – Final AI 425 Chapter 13: Impediments to Fair Housing Choice (PDF)
June 2020. 9 pp.

Furthering Fair Housing
National Fair Housing Alliance
Summarizes the Obama administration's AFFH Rule and provides update on the rule change.

Furthering Fair Housing
Massachusetts Institute of Technology, Department of Urban Studies and Planning. This website provides a clearinghouse of assessments of fair housing completed during the implementation of the HUD AFFH Rule, sample goals, and articles detailing research on implementation of the HUD AFFH Rule and related topics.

Policy Objective: Affirmatively Furthering Fair Housing
Local Housing Solutions.
This web article provides suggestions for improving access to opportunity through place-based strategies, mobility strategies (including inclusionary zoning), and specific policies detailed in a housing policy toolkit.

National Housing Law Project (NHLP)
These resources provide context regarding the Obama administration's implementation of the 2015 federal AFFH rule.

- AFFH Implementation: An Update for Advocates (PDF) 2016.
- AFFH Glossary (PDF) 2016.
- Assessment of Fair Housing Advocate Participation Checklist (PDF) 2016.

Assessment of Fair Housing Plan (PDF)
City of Los Angeles & The Housing Authority of the City of Los Angeles.
Prepared by Enterprise Community Partners and the Lawyers Committee. Nov. 6, 2017. 434 pp.

NLIHC: Assessment Tools
National Low-Income Housing Coalition.
NLIHC makes available assessment tools from the Obama administration's AFFH rule. Included are Assessment Tools for Localities and PHAs as well as a Proposed Assessment Tool for States.

PRRAC: Affirmatively Furthering Fair Housing
Poverty & Race Research Action Council (PRRAC) provides multiple samples and tools for conducting an Analysis of Impediments/Assessment to Fair Housing Choice. Also includes background information on AFFH plus comment letters and news stories regarding the termination of the rule.

Preserving Community and Neighborhood Choice (PDF)
HUD. 2020. 57 pp.
This presents HUD's new rule, which replaces the 2015 Affirmatively Furthering Fair Housing rule, terminated by HUD in 2020.

Federal Guidance

Joint Statement of HUD and DOJ on State and Local Land Use Laws and Practices and the Application of the Fair Housing Act (PDF)
U.S. Dept. of Justice (DOJ). November 10, 2016. 20pp.

Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions (PDF)
HUD. April 4, 2016. 10 pp.

Joint Statement of HUD and DOJ on Reasonable Accommodations Under the Fair Housing Act (PDF)
HUD. May 17, 2004. 15 pp.

Fair Housing Enforcement – Occupancy Standards; Notice of Statement of Policy (PDF)
Federal Register. December 22, 1998. 7 pp.

Office of General Counsel Guidance on Fair Housing Act Protections for Persons with Limited English Proficiency (PDF)
HUD. September 15, 2016. 9 pp.
The guidance clarifies that discrimination against people in housing transactions based on the language they speak can be considered discrimination under the Fair Housing Act.

Equal Access in Accordance with an Individual's Gender Identity in Community Planning and Development Programs; Final Rule
Federal Register. September 21, 2016.

Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity; Final Rule
Federal Register. February 3, 2012.

Olmstead: Community Integration for Everyone
DOJ, Civil Rights Division. Information and Technical Assistance on the Americans with Disabilities Act
This is an overview of the 1999 Supreme Court decision regarding Title II of the Americans with Disabilities Act. The decision requires states to place qualified people with mental disabilities in community settings rather than institutional ones.

Joint Statement of HUD and DOJ on Reasonable Modifications Under the Fair Housing Act (PDF)
HUD. March 5, 2008. 18 pp.

Joint Letter to Local Colleagues (PDF)
U.S. Departments of Education; Transportation; and Housing and Urban Development. June 3, 2016. 3 pp.
This joint letter calls on "local education, transportation, and housing leaders to work together on issues at the intersection of our respective missions in helping to guarantee full access to opportunity across the country." It lays out the original vision of the AFFH rule as being one of coordination among agencies that provide access to opportunity.

Data & Maps

CalEnviroScreen
California Office of Environmental Health Hazard Assessment.
This mapping tool helps identify California communities that are most affected by several sources of pollution.

California Health Interview Survey
University of California, Los Angeles, Center for Health Policy Research.
"The California Health Interview Survey (CHIS) is the nation's largest state health survey and a critical source of data on Californians as well as on the state's various racial and ethnic groups."

California Healthy Places Index
This site maps by zip code the following conditions: economic, education, housing, healthcare access, neighborhood, and clean environment.

California Neighborhood Change Maps

Urban Displacement Project. Text, data, and color-coded maps.

- Mapping Displacement, Gentrification, and Exclusion in the San Francisco Bay Area Updated in 2018.
- Mapping Neighborhood Change in Southern California: Los Angeles, Orange, and San Diego Counties Updated in 2020 with new layers reflecting COVID-19 vulnerabilities.

Data and Tools for Fair Housing Planning

Urban Institute. July 2020.
Provides downloadable files of Affirmatively Furthering Fair Housing data and guidelines pertaining to the 2015 rule, thus offering assistance for states still pursuing these goals.

Mapping Inequality: Redlining in New Deal America

University of Richmond Digital Scholarship Lab.
Provides historic Home Owners Loan Corporation (HOLC) maps that were color coded to reflect the mortgage security potential of various neighborhoods. These maps and their coding provided a tool for redlining that made it difficult or impossible for people in certain areas to access mortgage financing to become homeowners. The maps "allow and encourage you to grapple with this history of government policies contributing to inequality."

National Equity Atlas

"America's most detailed report card on racial and economic equity. We equip movement leaders and policymakers with actionable data and strategies to advance racial equity and shared prosperity."

Opportunity Insights: The Economic Tracker

Harvard University.
Data, research, and policy recommendations. "Our mission is to identify barriers to economic opportunity and develop scalable solutions that will empower people throughout the United States to rise out of poverty and achieve better life outcomes." This data is currently focused on the economic impacts of the COVID-19 pandemic.

TCAC/HCD Opportunity Maps - California

HCD, Treasurer of the State of California | California Tax Credit Allocation Committee, and The Institute of Othering and Belonging, U.C. Berkeley.

PolicyMap

PolicyLink. 2017.
Uses 2010 Census to map a variety of measurements, including demographics, income, and housing.

Race Counts

Race Counts measures the overall performance, amount of racial disparity, and impact by population size of counties and cities in California.

Urban Displacement Project

Articles, reports, and policy briefs; gentrification and displacement maps of several metropolitan areas; UCLA and UC Berkeley case studies of Los Angeles and San Francisco Bay Area neighborhoods.

Using Data to Assess Fair Housing and Improve Access to Opportunity: A Guidebook for Community Organizations (PDF)
L. Hendey & M. Cohen. Urban Institute. 2017. 64 pp.

Videos

Affirmatively Furthering Fair Housing in California: Prioritizing Fair Housing Goals in Planning for the State's Housing Needs
(Opens to page with embedded recording of Webinar. Run time: 1 hour 27 min.)
Terner Center for Housing Innovation, U.C. Berkeley. 2020.
Webinar panel discussion featuring Gillian Adams, Arthur Gailes, and Annelise Osterberg, moderated by Terner Center Managing Director Ben Metcalf, with opening remarks by HCD's Director, Gustavo Velasquez.

Segregated by Design
M. Lopez, Director. Silkwood Studios. 2019. Run time: 17 min. 42 sec.
This animated video, narrated by Richard Rothstein, "examines the forgotten history of how our federal, state and local governments unconstitutionally segregated every major metropolitan area in America through law and policy."

Books

The Color of Law: A Forgotten History of How Our Government Segregated America
R. Rothstein. New York: Liveright Publishing Corp., 2017. 345 pp.
Examines the historical segregation of housing due to governmental policies and real estate and mortgage industry practices. Analyzes the impact this has on neighborhoods today regarding environmental justice and access to quality schools, public transportation, jobs, parks, and other opportunities.

The One-way Street of Integration: Fair Housing and the Pursuit of Racial Justice in American Cities.
E.G. Goetz. Ithaca, NY: Cornell University Press, 2018. 228 pp.
From the bookseller's website: "Goetz traces the tensions involved in housing integration and policy to show why he doesn't see the solution to racial injustice as the government moving poor and nonwhite people out of their communities."

Race for Profit: How Banks and the Real Estate Industry Undermined Black Homeownership
Keeanga-Yamahtta Taylor. Chapel Hill: University of North Carolina Press, 2019. 368 pp.
From the publisher's website: "Race for Profit uncovers how exploitative real estate practices continued well after housing discrimination was banned. The same racist structures and individuals remained intact after redlining's end, and close relationships between regulators and the industry created incentives to ignore improprieties."

Segregation by Design: Local Politics and Inequality in American Cities
J. Trounstine. Cambridge: Cambridge University Press, 2018. 277 pp.
From the publisher's website: "Segregation by Design draws on more than 100 years of quantitative and qualitative data from thousands of American cities to explore how local governments generate race and class segregation."

Research Articles & Reports

Affirmatively Furthering Fair Housing: A Reckoning with Government-Sponsored Segregation in the 21st Century
(Links to page with free PDF download.)
S. Menendian. National Civic Review 106(3): 20-27. 2017.

Affirmatively Furthering Fair Housing for People with Disabilities: Recommendations and Best Practices for Municipalities (PDF)
A. Ballard. Access Living of Metropolitan Chicago. n.d.
This 18-slide presentation defines barriers to housing for people with disabilities and provides solutions.

"Affirmatively Further Fair Housing: California's Response to a Changing Federal Landscape"
R. Williams. Journal of Affordable Housing & Community Development Law 28(3): 387-396. 2019.

America's Formerly Redlined Neighborhoods Have Changed, and So Must Solutions to Rectify Them
(Links to page with button for free PDF download.)
A.M. Perry & D. Harshbarger. Brookings. 2019. 20 pp.
The population currently living in what were once HOLC "redlined" neighborhoods is majority-BIPOC but not majority-Black, and, contrary to conventional perceptions, Black residents also do not form a plurality in these areas overall.

Antisubordination Planning
(Links to page with full-text download.)
J. Steil. Journal of Planning Education and Research. 2018.

"Beyond People Versus Place: A Place-Conscious Framework for Investing in Housing and Neighborhoods"
M.A. Turner. Housing Policy Debate 27(2), 306-314. 2017.
This paper offers five principles for ongoing experimentation and knowledge building: (a) develop citywide strategies that promote both inclusion and redevelopment; (b) anticipate and plan for residential mobility and neighborhood change; (c) connect residents of poor neighborhoods to city and regional opportunities; (d) capitalize on the coming rental housing boom; and (e) use data for continuous learning and accountability.

Building a National Narrative of Anti-Displacement Strategies: Key Takeaways From SPARC-CC Regions

Cash, Anna, et al. Urban Displacement Project. University of California, Berkeley.
This article reviews recent gentrification and displacement literature, outlines the need for a broader neighborhood change narrative that acknowledges the role of cultural and political displacement as well as neighborhood decline in perpetuating diverse impacts in vulnerable communities. The article presents cross-site themes that emerged during site visits in dialogue with recent literature and policy initiatives focused on investment and disinvestment driven displacement, race and displacement, access to resources in communities receiving displaced residents, and the impact of climate change on neighborhoods. Finally, the article draws upon lessons from the sites to offer a national narrative of anti-displacement approaches for action across local, regional, state, and national levels.

Creating Moves to Opportunity: Experimental Evidence on Barriers to Neighborhood Choice (PDF)

P. Bergman, R. Chetty, S. DeLuca, N. Hendren, L. F. Katz, & C. Palmer. 2020. 97 pp.
The authors conclude that redesigning affordable housing policies to provide customized assistance in a housing search could reduce residential segregation and increase upward mobility substantially.

Developing Opportunity: Innovative Models for Strategic Housing Acquisition (PDF)

P. Kye, M. Mouton & M. Haberle. Poverty & Race Research Action Council. 2018. 26 pp.
New initiatives provide pathways to mobility and create affordable housing by acquiring existing market-rate housing in areas of high opportunity. Authors detail programs and provide examples from Baltimore, Dallas, Chicago, and King County, Washington.

Disparate Impact and an Antisubordination Approach to Civil Rights and Urban Policy (PDF)

J. Steil. Poverty & Race 28(2). 2019.

The Effects of the 1930s HOLC "Redlining" Maps

D. Aaronson, D. Hartley & B. Mazumder. Federal Reserve Bank of Chicago. 2020. 100 pp.
This working paper, begun in 2017 and revised in 2020, examines "the effects of the 1930s-era HOLC 'redlining' maps on the long-run trajectories of neighborhoods."

Fair Housing in Jeopardy: Trump Administration Undermines Critical Tools for Achieving Racial Equity (PDF)

National Fair Housing Alliance. 2020. 87 pp.
Annual Fair Housing Trends report.

Forced Relocation and Residential Instability Among Urban Renters.

Desmond, M., Gershenson, C., & B. Kiviat. Social Science Review 89(2). 237-262. 2015.
From the abstract: This article reveals mechanisms of residential mobility among low-income renters, identifies previously undocumented consequences of forced displacement, and develops a more comprehensive model of residential instability and urban inequality.

The Geography of Inequality: How Land Use Regulation Produces Segregation (PDF)
J. Trounstine. American Political Science Review 114(2): 443-455. 2020.
From the abstract: "I provide evidence that more stringent land use regulations are supported by whiter communities and that they preserve racial homogeneity."

Home Equity: A Vision of Housing Security, Health and Opportunity (PDF)
Colorado Health Institute. 2019. 56 pp.
This paper explores the interdependence of health outcomes; healthful, quality housing; and access to better schools, jobs, and other opportunities. It offers multiple strategies for change.

HUD's Affirmatively Furthering Fair Housing Rule: A Contribution and Challenge to Equity Planning for Mixed Income Communities (PDF)
K.M. O'Regan & K. Zimmerman. Case Western Reserve University. 2020. 23 pp.
From the abstract: "This essay explains the framework and theory behind the rule, and how a rule aimed at overcoming racial segregation can support the creation and preservation of mixed-income communities. …We conclude with a discussion of implications for action (or at least attention) with respect to the rule, particularly with respect to mixed-income strategies."

Making Every Neighborhood a Place of Opportunity: 2018 Fair Housing Trends Report (PDF)
Shanti Abdein et al. National Fair Housing Alliance. 2018. 100 pp.
From the abstract: "If everyone had access to affordable housing, fair credit, a good school, healthy food, a decent job, green space, and quality health care, how would our nation and our economy look then? How do we ensure that future generations of all backgrounds live in neighborhoods rich with opportunity? Fair housing."

Neighborhoods for All: Expanding Housing Opportunity in Seattle's Single-Family Zones (PDF)
City of Seattle, Planning Commission. 2018. 52 pp.
This white paper presents Seattle's strategies for increasing access to affordable housing, transportation, and jobs for those living outside of the urban core.

A Place-Conscious Approach Can Strengthen Integrated Strategies in Poor Neighborhoods
M.A. Turner. Brookings. 2015. 7 pp.
This short article is the forerunner of Turner's Housing Policy Debate piece, above.

Place and Opportunity: Using Federal Fair Housing Data to Examine Opportunity across US Regions and Populations (PDF)
R. Gourevitch, S. Greene, and R. Pendall. Urban Institute. 2018. 24 pp.
This research brief highlights new connections between place and access to opportunity across regions and populations. The authors analyze data on neighborhood-level exposure to opportunity that the U.S. Department of Housing and Urban Development originally released in 2015 to help local communities reduce segregation and comply with the Fair Housing Act.

Pricing Roads, Advancing Equity (PDF)
TransForm. 2019. 64 pp.
Fair housing and access to opportunity are advanced when efficient, affordable transportation is available.

Promoting Opportunity through Equitable Transit-Oriented Development (eTOD): Navigating Federal Transportation Policy (PDF)

A. Abu-Khalaf. Enterprise Community Partners. 2018. 28 pp.
This report provides stakeholders involved in achieving eTOD guidance on understanding and benefitting from federal transportation policies and programs.

Promoting Opportunity through Equitable Transit-Oriented Development (eTOD): Barriers to Success and Best Practices for Implementation

(Links to page where full-text article is available via the Open Resource button.)
M. Spotts. Enterprise Community Partners. 2015. 74 pp.
This report demonstrates that numerous barriers inhibit low- and moderate-income families' ability to find housing in communities with access to robust, multi-modal transportation options. The report also makes recommendations for overcoming those barriers and highlights numerous best practices from regions across the U.S.

Promoting Opportunity through Equitable Transit-Oriented Development (eTOD): Making the Case

(Links to page where full-text article is available via the Open Resource button.)
J. Hersey & M. Spotts. Enterprise Community Partners. 2015. 21 pp.
Equitable transit-oriented development (eTOD) is one tool to ensure that high-opportunity neighborhoods are inclusive despite the property value increases that often result from such investments.

Racial Disparities in Home Appreciation: Implications of the Racially Segmented Housing Market for African Americans' Equity Building and the Enforcement of Fair Housing Policies

M. Zonta. Center for American Progress. 2019. 39 pp.
"Segregation and racial disparities in home appreciation put African Americans at a disadvantage in their ability to build equity and accumulate wealth."

Removing Barriers to Accessing High-Productivity Places (PDF)

D. Shoag. The Hamilton Project: Policy Proposal 2019-02. 2019. 30 pp.
Workers without a college education are moving away from the places that offer them the highest wages and their children the best later-life outcomes. The author offers strategies that policymakers at various levels of government can use to combat this relatively new problem, including case studies of cities that have successfully expanded access at the local level.

Segregation and Neighborhood Health

J. Richardson et al. NCRC. 2020. 50 pp.
"This report examined [historically] redlined areas and how they are associated with adverse public health outcomes for a range of diseases and conditions that make people particularly susceptible to the worst effects of COVID-19."

Supply Skepticism: Housing Supply and Affordability

Been, V., Ingrid, E., & K. O'Regan. Housing Policy Debate 29(1), 25-40. 2019.

From the abstract: "Growing numbers of affordable housing advocates and community members are questioning the premise that increasing the supply of market-rate housing will result in housing that is more affordable. This article is meant to bridge the divide, addressing each of the key arguments supply skeptics make and reviewing what research has shown about housing supply and its effect on affordability."

"Survival of the Fairest: Examining HUD Reviews of Assessments of Fair Housing"

J.P. Steil & N. Kelly. Housing Policy Debate 29(5), 736-751. 2019.

From the abstract: "Our analysis shows that HUD engaged in detailed reviews of municipalities' Assessments of Fair Housing and provided constructive feedback. The most common issues with which municipalities struggled were setting realistic goals that would actually advance fair housing and creating measurable metrics and milestones to gauge progress."

What Would It Take to Ensure Quality, Affordable Housing for All in Communities of Opportunity? (PDF)

M.A. Turner, S. Greene, C. P. Scally, K. Reynolds & J. Choi. Urban Institute. 2019. 40 pp.

If everyone could afford quality housing, and every neighborhood offered a diversity of housing options, people up and down the income ladder could enjoy housing security and build wealth through homeownership. Achieving this calls for bold action at all levels of government and in the private and nonprofit sectors.


HOUSING AND COMMUNITY DEVELOPMENT
CALIFORNIA

Housing & Community Development
2020 W. El Camino Avenue | Sacramento, CA 95833

Phone: 916-743-2244

State Housing and Community Development Department | **Housing Policy Division**

Site	Street No.	Street Name	Current Zoning	Existing Density	Proposed Zoning	Proposed Density	Existing Units	New Net Units	Realistic Capacity/Lot	Realistic DU/Acre	Land Area- SQ FT	Acreage
24	76	Tamalpais	R-1	1-6 Units	R-2	12	1	2	3	7.5	17424	0.4
25	43	San Rafael	R-1	1-6 Units	R-2	12	2	2	4	7.5	23086.8	0.53
24	71	San Rafael	R-1	1-6 Units	R-2	12	1	3	4	8	21344.4	0.49
25	55	San Rafael	R-1	1-6 Units	R-2	12	1	2	3	8.8	14810.4	0.34
36	73	Magnolia	R-1	1-6 Units	R-3	30	1	1	2	15.3	5662.8	0.13
49	88	Ross	R-2	6-12 Units	R-3	30	1	1	2	15.38	5662.8	0.13
51	61	Woodland	R-1	1-6 Units	R-3	30	0	2	2	15.38	5662.8	0.13
32	63	Tamalpais	R-1	1-6 Units	R-3	30	1	2	3	16.66	7840.8	0.18
42	140	Pine	R-1	1-6 Units	R-3	30	1	1	2	16.66	5227.2	0.12
50	68	Ross	R-2	6-12 Units	R-3	30	1	1	2	16.66	5227.2	0.12
33	47	Tamalpais	R-1	1-6 Units	R-3	30	2	1	3	17.64	7405.2	0.17
33	41	Tamalpais	R-1	1-6 Units	R-3	30	1	2	3	17.64	7405.2	0.17
49	80	Ross	R-2	6-12 Units	R-3	30	2	1	3	17.64	7405.2	0.17
32	72	Magnolia	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
37	43	Magnolia	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
37	41	Magnolia	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
42	144	Pine	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
42	150	Pine	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
42	154	Pine	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
42	158	Pine	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
42	160	Pine	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
42	154	Pine	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
42	170	Pine	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
42	174	Pine	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
42	178	Pine	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
42	182	Pine	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
42	184	Pine	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
44	155	Pine	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
47	131	Pine	R-1	1-6 Units	R-3	30	1	1	2	18.18	5227.2	0.12
47	129	Pine	R-1	1-6 Units	R-3	30	1	1	2	18.18	4791.6	0.11
49	87	Woodland	R-2	6-12 Units	R-3	30	1	1	2	18.18	4791.6	0.11
33	43	Tamalpais	R-1	1-6 Units	R-3	30	1	2	3	18.75	6969.6	0.16
36	63	Magnolia	R-1	1-6 Units	R-3	30	2	1	3	18.75	6969.6	0.16
39	196	Tunstead	R-2	6-12 Units	R-3	30	1	2	3	18.75	6969.6	0.16
50	1	Cedar	R-2	6-12 Units	R-3	30	2	1	3	18.75	6969.6	0.16
32	77	Tamalpais	R-1	1-6 Units	R-3	30	1	3	4	20	8712	0.2
34	54	Magnolia	R-3	20 Units	R-3	30	0	3	3	20	6534	0.15
34	58	Magnolia	R-1	1-6 Units	R-3	30	1	2	3	20	6534	0.15
37	47	Magnolia	R-1	1-6 Units	R-3	30	1	1	2	20	4356	0.1
38	172	Tunstead	R-2	6-12 Units	R-3	30	2	1	3	20	6534	0.15
43	177	Pine	R-1	1-6 Units	R-3	30	1	1	2	20	4356	0.1
45	147	Pine	R-1	1-6 Units	R-3	30	1	1	2	20	4356	0.1
46	141	Pine	R-1	1-6 Units	R-3	30	1	1	2	20	4356	0.1
49	102	Ross	R-2	6-12 Units	R-3	30	1	3	4	20	8712	0.2
52	50	Ross	R-1	1-6 Units	R-3	30	1	1	2	20	4356	0.1
54	70	Mariposa	R-2	6-12 Units	R-3	30	1	2	3	20	6534	0.15
55	51	Ross	R-1	1-6 Units	R-3	30	2	2	4	21.05	8276.4	0.19
54	73	Ross	R-2	6-12 Units	R-3	30	1	2	3	21.4	6098.4	0.14
32	67	Tamalpais	R-1	1-6 Units	R-3	30	1	2	3	21.42	6098.4	0.14
35	30	Magnolia	R-1	1-6 Units	R-3	30	1	2	3	21.42	6098.4	0.14
54	64	Mariposa	R-2	6-12 Units	R-3	30	2	1	3	21.42	6098.4	0.14
32	69	Tamalpais	R-1	1-6 Units	R-3	30	1	4	5	21.7	10018.8	0.23
36	69	Magnolia	R-1	1-6 Units	R-3	30	1	3	4	22.22	7840.8	0.18
43	171	Pine	R-1	1-6 Units	R-3	30	1	1	2	22.22	3920.4	0.09
44	165	Pine	R-1	1-6 Units	R-3	30	1	1	2	22.22	3920.4	0.09
44	161	Pine	R-1	1-6 Units	R-3	30	1	1	2	22.22	3920.4	0.09
51	59	Woodland	R-1	1-6 Units	R-3	30	1	1	2	22.22	3920.4	0.09
52	48	Ross	R-1	1-6 Units	R-3	30	1	1	2	22.22	3920.4	0.09
54	71	Ross	R-2	6-12 Units	R-3	30	2	2	4	22.22	7840.8	0.18
56	97	Mariposa	R-2	6-12 Units	R-3	30	1	7	8	22.22	15681.6	0.36
48	110	Ross	R-2	6-12 Units	R-3	30	2	7	9	22.5	17424	0.4
35	36	Magnolia	R-2	6-12 Units	R-3	30	2	2	4	28.5	6098.4	0.14
							71	**103**	**174**			

SAN ANSELMO PUBLIC REVIEW DRAFT OF THE HOUSING ELEMENT

is Released and Available for Review, Comment, and Participation

TOWN OF SAN ANSELMO
EST. 1907

ATTEND A MEETING AND/OR PROVIDE COMMENTS



DECEMBER 15, 2022
Housing Element Advisory Committee Meeting

DECEMBER 19, 2022
Planning Commission Meeting

JANUARY 10, 2023
Town Council Meeting

COMMENTS
https://hla.fyi/q2i

The 30-day Public Comment Period is a vital step in the Housing Element Update process. This is an opportunity to participate and have a meaningful role in the planning process. Please take a moment to review the Public Review Draft of the Housing Element and provide feedback at https://www.townofsananselmo.org/1517/Housing-Element-Update or by scanning the QR Code.



Town of San Anselmo
525 San Anselmo Avenue
San Anselmo, CA 94960

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SAN ANSELMO HOUSING ELEMENT

GET ENGAGED!

The initial Public Review Draft of the 2023-2031 Housing Element for the Town of San Anselmo is available for 30-days of public comment beginning December 12, 2022 and ending on January 10, 2023. The Public Review Draft can be accessed on the Town's Housing Element Update Website and a copy of the Draft is available at the San Anselmo Library.

This 30-day period is intended to provide the community with an opportunity to voice their desires and concerns for how San Anselmo can plan for housing and meet the State's mandate for 833 new housing units over the next 8 years.

Attend a virtual or regular meeting and/or share your thoughts. Scan the QR Code for more information.

STAY INVOLVED!

RESIDENT
6B BANK ST
SAN ANSELMO, CA 94960-2505

From:	Jenny Silva
To:	Heidi Scoble
Cc:	HousingElements@hcd.ca.gov; HousingElements@yimbylaw.org
Subject:	Town of San Anselmo Housing Element
Date:	Sunday, January 8, 2023 8:27:08 AM

CAUTION: External Sender

Dear Director Scoble,

I am writing to submit my comments on the draft San Anselmo Housing Element. Marin, like most counties in California, is suffering due to our housing shortage. It is important that all jurisdictions do their part to help address this issue.

San Anselmo's Housing Element includes some promising programs. However, the current draft Housing Element is insufficient in its analysis and for Affirmatively Furthering Fair Housing. I have included my comments below. They are also available in this document, which may be easier to review.

Thank you for all the hard work that went into the Housing Element. I'm especially pleased to see the inclusion of Missing Middle Housing and Objective Design and Development Standards.

I will provide some comments on the housing element as a whole, and then more detailed comments.

Sincerely,

Jennifer Silva
Volunteer, Campaign for Fair Housing Elements

Overall comments on the housing element:

- **San Anselmo is taking a big step forward by legalizing "missing middle" housing, including pre-approved plans, in R1 zoned areas.** Since most of San Anselmo is zoned R1, this will open up multi-family housing to much of the town. Although this is a significant and important change, we do not expect it to dramatically change the housing stock this cycle, as the rate of redevelopment of single family homes is low. I'd encourage San Anselmo to monitor the update of this program and to amend set-backs, lot sizes and/or building heights if the program is under-utilized.

- **Objective Design and Development Standards.** San Anselmo commits to

move to Objective Design and Development Standards for all housing types. This is a very positive response to the public comments on permitting times. This has the potential to significantly streamline the building of housing. Since this is a very different way of permitting projects, San Anselmo should monitor the program to ensure that the standards set will support the housing that is financially feasible to build.

- **The Site Inventory is incomplete and is missing analysis.** HCD requires a site inventory list, with prescribed data points. San Anselmo has a map book, but no site list is included. There is no place that states how many units by income category are planned for on the sites. City staff has confirmed that a site inventory is being prepared for the HCD draft. However, the lack of a site inventory makes the review of the public draft much more challenging. I'd encourage city staff to release this as soon as possible. There are two additional site inventory issues that need to be addressed:

    - **It appears that over 50% of sites planned for lower income housing are on sites with existing uses. As such, San Anselmo must provide analysis that the existing use is likely to discontinue during the 6th housing cycle. Alameda is the only jurisdiction with a HCD-approved housing plan. Their analysis was in-depth, including conversations with land-owners, entitlements and substantial evidence that projects would happen. San Anselmo has no detailed information on its sites. It's possible that San Anselmo has done this analysis. If so, it needs to be included in the Housing Element. If not, it needs to be completed.**

    - **It appears that all of the sites intended for lower income housing are located either on Sir Francis Drake or Red Hill Avenue. These are major, four lane thoroughfares with significant, fast moving traffic. This is not a distribution of affordable housing throughout the community. While convenient to transit, living on a busy street contributes to childhood asthma and has other proven negative health effects. Most families with small children are averse to living directly on a busy street. San Anselmo should target some affordable housing off these arterial streets.**

More Detailed Comments

Page 2 - The Housing Element states "The Town is largely developed per the prescribed zoning". This statement is true, but it is incomplete as the prescribed zoning is a community choice. Downzoning in the 60's and 70's was a decision based on Supreme Court laws prohibiting explicit racial segregation. San Anselmo, along with the other Marin jurisdictions, can readily address all RHNA regulations by liberalizing its prescribed zoning. We do commend that San Anselmo moves in the right direction by upzoning multi-family areas and permitting missing-middle housing. We'd encourage San Anselmo to more clearly identify the impact of zoning on development and its roles in segregation.

Page 19 - San Anselmo's performance on its last Housing Element appears stronger than many jurisdictions. According to this data, the town built more than its required units, and only missed building sufficient low-income units. However, on Page 60, the element states that San Anselmo had 20 less housing units in 2020 than in 2010. It would be useful for San Anselmo to provide clarity here. It would also be helpful for San Anselmo to break out ADUs from non-ADUs to get a stronger understanding of development trends.

Page 47

- San Anselmo notes the decline in lower-income households, but asserts that because population has remained stable, it's most likely that incomes have risen rather than lower income households being pushed out. This interpretation of the data is not supported by research on gentrification. Stable populations with rising home prices is a prime condition for displacement of low income people.

- San Anselmo states strong reasoning for incentivizing larger affordable rental units. I'm really glad to see this. When I was a single mom with young children, there were very few options for 3+ bedroom housing options in Marin.

- San Anselmo notes that the growing population of seniors will increase demand for senior living. All Marin jurisdictions have aging populations, and most are planning for it with ADUs and assisted living. The seniors I know that have chosen to downsize don't want an ADU or assisted living. They want a high end multi-family housing option, with amenities and service. Many residents complain about the development of "luxury" apartments, but this is a very good option for seniors looking to downsize. This should be incorporated into the Housing Plan.

Page 48 - We commend San Anselmo's recognition of community resistance as a constraint to housing and the adoption of Objective Design and Development

Standards, especially for all building types, to address this.

Page 60 - Chart 3-7 is mislabelled - perhaps it is housing and population in 2020? It definitely does not reflect housing units for 2010 - 2020.

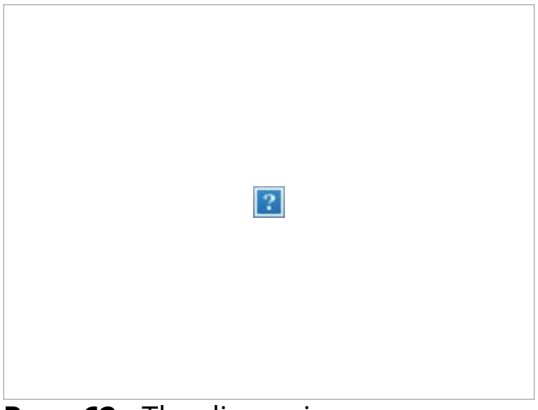
Page 90 - We strongly support pre-approved ADU and missing-middle plans.

Page 101 - San Anselmo provides one of the clearest explanations of the permitting process, and this explanation shows how complicated it is. While the permitting process explanation is clear, it is not clear how San Anselmo calculated the "typical" permitting times. Are these staff estimates or based on a review of permits processed? San Anselmo should provide data based on actual projects, including for projects with or without variances. If San Anselmo cannot provide this data, it should implement programs that can provide real data on how long permitting takes.

Page 102 - San Anselmo lists its design requirements and states that they are intended to be objective. This is an inaccurate description. Different people would reasonably have very different opinions on what is "functionally and aesthetically compatible with existing improvements..." San Anselmo should correctly identify these standards as subjective. The move to Objective Design and Development Standards is a significant improvement.

Page 117 - San Anselmo should include a table that lists the number of units that are included on the site inventory, by income level, compared to the RHNAs.

Page 224 - San Anselmo provides extensive analysis regarding the distribution of the site inventory across census tracts. Based on this analysis, it would appear that housing is distributed. However, the picture of the housing tells a different story. It appears that 100% of the affordable housing is on Sir Francis Drake or Red Hill Avenue. These are major, four lane thoroughfares with significant, fast moving traffic. This is not a distribution of affordable housing throughout the community. Living on a busy street contributes to asthma and has other negative health effects. Most families with small children are averse to living directly on a busy road. San Anselmo should target some affordable housing off these roads.



Page 62 - The discussion on vacancy rates is confusing. What is the source for

saying that 5% rental vacancy rates and 2% own housing vacancy rates are healthy? Those rates sound very low. My personal experience is that the housing market in Marin is extremely tight. The Zillow data seems to support that it is a tight housing market, but the percentages provided seem to suggest that it is a healthy market. It is indisputable that housing costs have increased far more quickly than inflation over the past 20 years. The vacancy rate discussion seems to downplay our very serious housing issues.

Page 75 - San Anselmo states that housing for seniors is an issue given our aging population and that even seniors in fully owned homes are at risk for displacement if they cannot afford costly repairs. There is very little about San Anselmo's plans for seniors going forward. There is mention that increased seniors increases demand for assisted living, but no discussion on how that demand will be met. Just as importantly, seniors need options for downsizing beyond ADUs and assisted living. Most seniors wish to live in mixed age communities until they truly need hands-on care that they cannot get at home. But many seniors cannot afford the costs or challenges of a single family home. I know a number of seniors who prefer to downsize into "luxury" multi-family housing - that is, developments with amenities, services and a doorman/coincerge. This provides security, assistance, and far less maintenance work.

Page 82 - San Anselmo provides a good and honest description of the challenge of community resistance, particularly the inclusion that the stated resistance does not necessarily reflect the reality of development.

- Program 2.2 to encourage Public Engagement is not a solution to this issue. Increasing public engagement does not solve the problem of public engagement being unrepresentative of the community, biased against change and uninformed in how to address the problems facing the community. Specifically, action 2.2a is likely to worsen the situation, not improve it.

- San Anselmo needs to build political will and to bring community sentiment in line with current knowledge on community planning and development. Some more effective solutions might include:

    - Community education, including hosting public speakers and hosting documentaries on building strong towns and reducing car dependency. Many residents wrongly believe that suppressing housing will solve traffic and improve sustainability. This is objectively wrong, and education may be a better tactic.

- Bringing experts into public meetings to discuss how common concerns can be addressed. Refusing to build housing cannot fix traffic, water and fire issues.

- Objective Design and Development Standards and pre-approved plans are excellent solutions to the constraint of community resistance.

Page 84

- San Anselmo states that “the Town’s development standards and requirements are intended to protect the long-term health, safety, and welfare of the community”. This white-washes the reality that much of the downzoning of Marin and other Bay Area communities was for the purpose of economically (and racially) segregating communities. There is no health, safety or welfare benefit of segregating single family housing from multi-family housing. And the segregation of housing from everyday retail (such as markets and cafes) has increased our car dependency, increased pollution and harmed our quality of life. People are willing to pay a large premium to be within walking distance of downtown. The above statement should be stricken from the Housing Element.

- San Anselmo claims that current density limits aren’t a constraint, but then proposes to add housing by loosening limits in the housing overlay. It’s extremely unlikely that development standards aren’t a constraint. But if San Anselmo truly believes they aren’t, then it should be pursuing other solutions.

- Lastly, San Anselmo claims that various development requirements don’t limit density because the lots can all accommodate their single family homes. This is not true. San Anselmo can enact many changes that would increase density in single family zoned areas. Set-backs, height limits, lot coverage, FAR and minimum lot sizes all combine to reduce density in single family zoned areas. If all of these development standards were eliminated, far more housing could be built. I’m not advocating for the elimination of all of these standards, but San Anselmo could do more to promote housing through the community by loosening these standards. The legalization of middle market housing is a good first step. If housing does not materialize, San Anselmo should commit to adjusting these other constraints.

Page 87 - Single-Family Residential Conservation District. The purpose described for this district - require design review, reduce development - sound far more

geared to propping the home values of these home-owners than furthering a public interest. I would question the existence of this zoning category.

There is no health or safety reason to require an architectural design review. Architectural design review is most frequently used for neighbors to extract concessions to homeowners making improvements to their homes. It rarely, if ever, results in better design. It should be discontinued.

Page 88 - I would encourage San Anselmo to reconsider the decision not to allow more density in C-1 and C-2 zoned land. C-1 is intended to be neighborhood scale commercial. Additional pedestrian traffic via slightly more dense housing (30 units/acre is not very dense) will help these businesses thrive. More dense housing and building up in the C-2 area is not in conflict with maintaining the cute, old-town charm of downtown San Anselmo. There is far less noise and traffic here than on Sir Francis Drake and Red Hill. Historically, downtowns have grown higher as they have achieved commercial success, and many very attractive downtowns are 4-5 stories high. There is no conflict between density and charm.

Page 89 - San Anselmo notes that the majority of households are 1-2 member households. Yet, most housing units require 2 or more parking spaces. San Anselmo should reduce parking standards. A reduction in parking standards does not eliminate spaces or prevent needed future spaces from being built. It just allows land that is not needed for parking to be used for better purposes.

Page 233

- Action 1.1b - Establishing a database of units with restrictions is a very important first step in monitoring these housing units. I would encourage San Anselmo to expand this program to include all rentals, or at a minimum, all affordable rentals. San Anselmo is projecting a significant percentage of affordable housing to be provided by ADUs. As such, it needs a mechanism to monitor that these are being rented as expected. This is particularly true as San Anselmo's survey showed that only 48% of ADU owners planned to rent their ADUs, and of those renting, 47% planned to rent to a family member.

- Action 1.3a - No net loss monitoring - San Anselmo acknowledges the need for a monitoring mechanism. A rental registry would be an important component of monitoring for No Net Loss.

- Action 1.3b - A dashboard would be great, and even better if San Anselmo makes it public.

Page 235

- Program 2.2
    - San Anselmo identifies community resistance as a problem. Program 2.2a primarily serves as a vehicle to increase community resistance and to make it easier for opponents to organize against projects.
    - Program 2.2b is a step in the right direction, but an annual newsletter article isn't nearly sufficient to change the political will to build housing. I would suggest making this a community education plan that includes the following:
        - The invitation of various experts to contentious meetings to discuss how frequently cited issues are most successfully addressed. For example:
            - transit and traffic experts to discuss how communities have successfully reduced traffic. (As a note, Seattle reduced traffic 4% while increasing housing 20%. Traffic is not related to the volume of housing).
            - The fire department or other fire-safety experts to contentious meetings to discuss how fire risks can be mitigated.
            - Members of the Water Board to explain why new development has only a trivial impact on water usage
        - Broader public programs that educate the population on modern planning, including speakers from Strong Towns, Marin Bike Coalition, and other groups working to create more integrated, less car-dependent communities. If San Anselmo has funds for climate-action, these sorts of programs should qualify for funding.
    -

Program 2.2c is necessary to help counterbalance the small minority of residents who strongly fight housing. San Anselmo lists this on a case-by-case basis. It should commit to a minimum usage of this tactic and some guidelines of when it will be deployed.

Page 239 - Policy 5.3 - We highly support San Anselmo's plan to rezone. San Anselmo should include a plan to evaluate the effectiveness of the rezoning and to loosen restrictions if it doesn't generate the expected level of development.

Page 240 - Action 5.7a - This states to rezone R2 to 12 units/acre. It's currently at 6-12, so this does not feel like an upzoning. We would suggest a true upzoning, perhaps 12-18 units/acre.

Page 242 - Policy 6 - Given that San Anselmo is planning on a significant number of ADUs for its low income housing, we believe it needs a program for monitoring ADU rentals and affordability.

Public Outreach

San Anselmo's public outreach was most successful in its ADU survey, which received 320 responses. It is important that San Anselmo acknowledge that most ADUs built will not be rented to the general public (48% will not be rented, 47% of rented will be to a family member). San Anselmo's housing plan should reflect this knowledge.

Sites inventory - Additional comments
As mentioned above, the San Anselmo Housing inventory is missing a consolidated sites inventory and has not completed the analysis that HCD requires for a compliant housing element. The absence of a consolidated list makes analysis of the inventory much more difficult. I've pulled out a few of the issues below, but it is exhaustive. I will do a complete review when the list is available.

- Sites with existing uses need analysis that the site is likely to be redeveloped during the period. While San Anselmo describes its general process and mentions that some owners are interested, there is no site specific analysis provided.

- The Sites inventory does not state whether rezoning will be done, even on commercial sites.

- The Sites Inventory description of existing use is insufficient - it must be more detailed than "industrial - improved"

The Sites inventory has just one income level (low income, moderate income, etc.) per inventory site. This is atypical and unlikely to reflect how development will happen. San Anselmo should provide a more detailed assessment of income levels of the sites. A thorough site analysis requires that San Anselmo determine that sites with existing uses are likely to redevelop. Given the low rate of development in recent years, this will likely require conversations with property owners on what zoning changes will make the development of housing feasible. Given the current presentation of housing sites, it does not appear that San Anselmo has done this.

- Site 6 - 300 Sunny Hills Drive - this is listed for 117 low income units. If a development is more than 20% affordable, subsidies must be offered. This is not done. There is no evidence of analysis that this will happen.

- Site 13 - 100 Center Drive - This states that an Andronico's will be converted to 100% affordable housing. San Anselmo would need to provide analysis that the existing use will be discontinued, and to confirm it would subsidize this 100% affordable project.

- Site 22 - 100 Red Hill Avenue - This states that an United Markets will be converted to 44 lower income units. This appears financially infeasible. San Anselmo will need to provide analysis that the existing use will be discontinued, and to confirm it would subsidize this 100% affordable project.

- Site 26 - 9 parcels at the intersection of RedHill/Greenfield and Sir Francis Drake for 36 moderate income units. San Anselmo will need to provide analysis that the existing use will be discontinued. But beyond that, this seems like a particularly bad place for residential construction. It's at the intersection of two large, busy thoroughfares. Maybe the back half of these lots could be developed, but few people would like their houses to face out on these roads.

Please provide your feedback on Section 1: Introduction

While the general plan is largely the same, society has changed and we should do more on theme 5: accommodate the housing needs of a socially and economically diverse population (take an aggressive approach to AB 686). SA should lead Marin on diversity

Please provide your feedback on Section 2: Housing Needs and Constraints Executive Summary

Climate change problems are reduced when people live near work. SA should prioritize housing affordable for those doing low paid service jobs. Overnight parking should be allowed: its hard for families who become homeless to stay in their community/cars

Please provide your feedback on Section 3: Housing Needs

Many homeless people aren't counted in the PIT - SA has more than people realize. We should be doing more to create shelter, transitional housing, and permanent supportive housing here, even if bed counts are low it makes a difference

Please provide your feedback on Section 4: Housing Constraints

Community resistance is an important barrier. We should use innovative approaches to counter this, in addition to what is outlined here. It's also important to do all we can to attract nonprofit developers. Innovative incentives beyond what we see here?

Please provide your feedback on Section 5: Housings Resources

Could poorly used commercial buildings be put forward for Project Homekey? Can we do more to encourage landlords to work with MHA to take Housing Choice vouchers/Shelter+Care??

Please provide your feedback on Section 6: Housing Opportunities

The ADU program seems like a great opportunity. Do we fully understand why uptake hasn't been greater? Is it just awareness or could we do more?

Please provide your feedback on Section 7: Affirmatively Furthering Fair Housing

The poor Fair Housing Testing results mirror lived experience of people of color and other groups. I don't get a clear picture of transformational change plans from the housing element. We should do more.

Please provide your feedback on Section 8: Policies, Programs, and Actions

Actions 1.1a-c are important. Are regular planning calls enough? This doesn't sound like strong leadership for change. Actions 1.2a-c should be more frequent

Please provide your feedback on Appendix A: Public Participation

I appreciated the varied forms the public's participation was solicited - from informal tabling at community events to email and paper mail

Please provide your feedback on Appendix B: Map Book

The map layout is easy to read - I like the map and aerial photo views

From:	Ali Kia Shabahangi
To:	Heidi Scoble
Cc:	Amir Kia
Subject:	Re: RHNA Allocation San Anselmo
Date:	Tuesday, January 3, 2023 5:50:14 PM
Attachments:	Screen Shot 2023-01-03 at 5.38.09 PM.png Screen Shot 2023-01-03 at 5.37.39 PM.png Screen Shot 2023-01-03 at 5.35.03 PM.png

CAUTION: External Sender

Hello Heidi,

Do we still have time to comment on the latest draft San Anselmo RHNA housing report?

After reading the latest draft, we note that the issue around number of stories was raised in one of the sessions, i.e. 2 vs. 3 stories and we wanted to see what the public's and Commission's reaction was to allowing 3 stories in some areas such as 233 San Anselmo Ave?

We would like to advocate for 3 stories in this area, instead of just 2, because we feel this one change would really help break things open around this area and make it much easier and more efficient to produce new housing and also energize the street level. Also, the existing height is 30', the street is wide, the location is at the bottom of the valley and there are existing 30' tall and taller buildings on the same and adjacent blocks. As such, there will be no or negligible impact on massing, views and shadows.

Attached are some pictures of the area where our building is located (the small light blue building with "233" on it) to give you a visual perspective of the area.

We would be happy to have our architect present a 3 story building schematic elevation in this location to further illustrate our point if it would help build consensus around increasing the number of stories from 2 to 3.

Please let us know your thoughts.

Thank you,

Ali

Ali Kia Shabahangi
Spirit Living Group, LLC
101 Larkspur Landing Circle, Suite 220
Larkspur, CA 94939
T: 415-480-6160
C: 415-465-2905
F: 415-480-6177
www.spiritlivinggroup.com

On Wed, Oct 12, 2022 at 3:29 AM Ali Kia Shabahangi <ali@spiritlivinggroup.com> wrote:

> Thanks Heidi
>
> Ali Kia Shabahangi
> **Spirit Living Group, LLC**
> 101 Larkspur Landing Circle, Suite 220
> Larkspur, CA 94939
> T: 415-480-6160
> C: 415-465-2905
> F: 415-480-6177
> www.spiritlivinggroup.com
>
> On Tue, Oct 11, 2022 at 8:53 PM Heidi Scoble <hscoble@townofsananselmo.org> wrote:
>
> > Hi Ali:
> >
> > I wanted to let you know that the next meeting that I would suggest you attend would be the November 3, 2022 Housing Element Advisory Committee meeting. Information on the meeting can be found at the Town's Housing Element Update Website.
> >
> > The meeting will discuss policies and programs to help facilitate and streamline housing, such as possible density increases, etc.
> >
> > Sincerely,
> >
> > Heidi
> >
> > **Heidi Scoble, AICP**
> >
> > Planning Director
> >
> > Town of San Anselmo | 525 San Anselmo Ave | San Anselmo, CA 94960
> >
> > (415) 258-4636 | townofsananselmo.org

TOWN OF
SAN ANSELMO
EST. 1907

From: Ali Kia Shabahangi <ali@spiritlivinggroup.com>
Sent: Friday, October 7, 2022 9:34 AM
To: Heidi Scoble <hscoble@townofsananselmo.org>
Cc: Amir Kia <amir@spiritlivinggroup.com>
Subject: Re: RHNA Allocation San Anselmo

CAUTION: External Sender

Hi Heidi,

Please let me know when the next process/meeting is and/or include me in e-mail updates/events schedule.

Thank you,

Ali

Ali Kia Shabahangi
Spirit Living Group, LLC

101 Larkspur Landing Circle, Suite 220

Larkspur, CA 94939

T: 415-480-6160
C: 415-465-2905
F: 415-480-6177

www.spiritlivinggroup.com

On Fri, Oct 7, 2022 at 7:54 AM Heidi Scoble <hscoble@townofsananselmo.org> wrote:

> Hi Ali:
>
> Through the next steps in the Housing Element Update process, in addition to the proposed density changes, the Town will be developing Policies and Programs to help facilitate additional housing units, such a possibly allowing additional height, densities, etc. As the Town is still in the process of developing the policies for consideration by the Town Council, I am not able to provide a definitive response to you density question related to 233 San Anselmo. I would encourage you to participate in the next process and advocate for more flexibility in the Town's policies to help allow you to develop four units on your property.
>
> Regarding your property at 63-67 Kensington, the density for an R-1 property would still remain as single family residential with an average density of 6 units to the acre. Given the parcel already contains three units, there would be limited room for adding additional density. It does look like you may be able to add one Junior accessory dwelling units to one of the primary residences. The click on the Town's Junior Accessory regulations for more information.
>
> Sincerely,
>
> Heidi
>
> **Heidi Scoble, AICP**
>
> Planning Director
>
> Town of San Anselmo | 525 San Anselmo Ave | San Anselmo, CA 94960
>
> (415) 258-4636 | townofsananselmo.org

TOWN OF
SAN ANSELMO
EST. 1907

From: Ali Kia Shabahangi <ali@spiritlivinggroup.com>
Sent: Thursday, October 6, 2022 7:12 PM
To: Heidi Scoble <hscoble@townofsananselmo.org>
Cc: Amir Kia <amir@spiritlivinggroup.com>
Subject: Re: RHNA Allocation San Anselmo

CAUTION: External Sender

Hi Heidi,

Our property at 233 San Anselmo Ave. is 4,750 square feet (.11 acre) and is in a "C2" zoning district.

At 30 units an acre that would mean we could do 3.3 units (.11 x 43,560). We would like to build up to 4 units.

Can we do that, round up or find another way to add more density?

Would the Town still be limiting the number of stories to 2 along San Anselmo Avenue or would a 3 story structure be considered?

Our property at 63 - 67 Kensington is 14,000 square feet (.32 of an acre) and is in an R1 zoning district.

Would that mean we could do 9.6 units or 10 units (.32 x 43,560).

Thank you for your feedback,

Ali

Ali Kia Shabahangi
Spirit Living Group, LLC

101 Larkspur Landing Circle, Suite 220

Larkspur, CA 94939

T: 415-480-6160
C: 415-465-2905
F: 415-480-6177

www.spiritlivinggroup.com

On Thu, Oct 6, 2022 at 5:45 PM Heidi Scoble <hscoble@townofsananselmo.org> wrote:

> Hi Ali:
>
> Thank you for providing the information. Your property is currently on the proposed Housing Opportunity Sites list and the Town is considering upzoning the residential density on your property from 20 units to the acre to 30 units to the acre. The Town will also being working on policies and programs that will help facilitate residential development. The Town's housing Element Advisory Committee will be conducting a public meeting on November 5 to discuss programs and the Town Council will be conducting a public meeting on October 11 to confirm the proposed Housing Opportunity Sites. I encourage you to participate in the Housing Element Update

process if you are interested. Information on the Housing Element Update can be found at the following link: San Anselmo Housing Element Update | San Anselmo, CA - Official Website (townofsananselmo.org).

Please do not hesitate to email me if you have any additional information.

Sincerely,

Heidi

Heidi Scoble, AICP

Planning Director

Town of San Anselmo | 525 San Anselmo Ave | San Anselmo, CA 94960

(415) 258-4636 | townofsananselmo.org

TOWN OF SAN ANSELMO EST. 1907

From: Ali Kia Shabahangi <ali@spiritlivinggroup.com>
Sent: Thursday, October 6, 2022 1:32 PM
To: Heidi Scoble <hscoble@townofsananselmo.org>
Cc: Amir Kia <amir@spiritlivinggroup.com>
Subject: RHNA Allocation San Anselmo

CAUTION: External Sender

Hello Heidi,

Attached, please find two properties that we would like to include for additional housing density per your letter RE: 6th Cycle Housing Element Update - Property Development Capacity.

Please let me know if you have any questions.

We are local developers and would love the opportunity to add to San Anselmo's housing stock.

Thank you,

Ali

Ali Kia Shabahangi
Spirit Living Group, LLC

101 Larkspur Landing Circle, Suite 220

Larkspur, CA 94939

T: 415-480-6160
C: 415-465-2905
F: 415-480-6177

www.spiritlivinggroup.com


u-top it
FROZEN
YOGURT
San Anselmo Ave
TURN


TURN
RIGHT
San Anselmo Ave


PDS
Employment and Community Inclusion for People with Developmental Disabilities
237
CHILDRENS' WEAR S

San Anselmo Town Council

REVIEW OF THE 6TH CYCLE DRAFT HOUSING ELEMENT

January 10, 2023

Purpose:

- Housing Element Update Overview
- Public Review Draft Housing Element Overview
- Next Steps
- Provide Comments on the Draft Housing Element and Accept Public Comment



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 by State Department of Housing and Community Development (HCD).
- Housing Element is a Town-wide planning tool to remove barriers to housing.
  - The Town cannot mandate the Housing be constructed.

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 (106 Units)
- RHNA 6: 2023-2031 (833 Units)



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***	

****Housing Element is a Town-wide planning tool that applies to all properties in San Anselmo***



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 x .20 = 126
- Total remaining RHNA and 20% no net loss buffer: **754**

Update Process To Date

- 6/4/2022 – Town Council Introduction
- 7/11/2022 – HEAC Meeting No. 1
- 7/21/2022 – Town Hall Meeting No.1
- 7/25/2022 – HEAC Meeting No. 2
- 8/25/2022 – Town Hall Meeting No. 2
- 9/1/2022 – HEAC Meeting No. 3
- 9/26/2022 – HEAC Meeting No. 4
- 10/11/2022 – Town Council Meeting
- 11/3/2022 – HEAC Meeting No. 5
- 12/15/2022 – HEAC Meeting No. 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 is a Town-wide planning tool that applies to all properties in San Anselmo***

- ✓ ***Housing Opportunity Sites demonstrate where the assigned RHNA units may be accommodated***
- ✓ ***Policies, Programs, and Actions apply to applicable properties, including both Housing Opportunity Sites and non-housing opportunity sites***

Housing Element Outline

1. Introduction
2. Housing Needs and Constraints Executive Summary
3. Housing Needs
4. Housing Constraints
5. Housing Resources

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

6. Housing Opportunities
7. Affirmatively Furthering Fair Housing
8. Policies, Programs, and Actions

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*

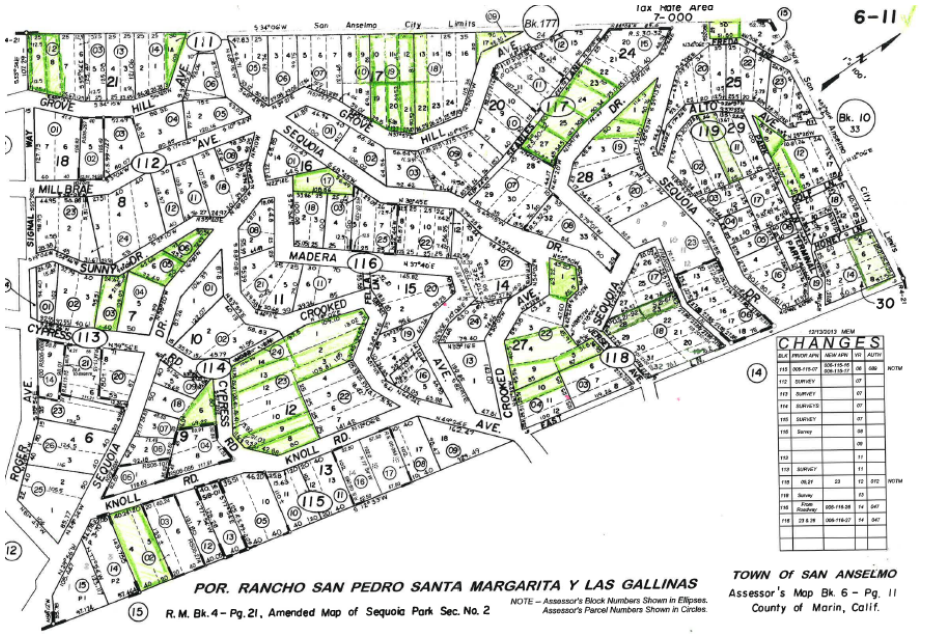
Housing Opportunity Sites Identification Methodology

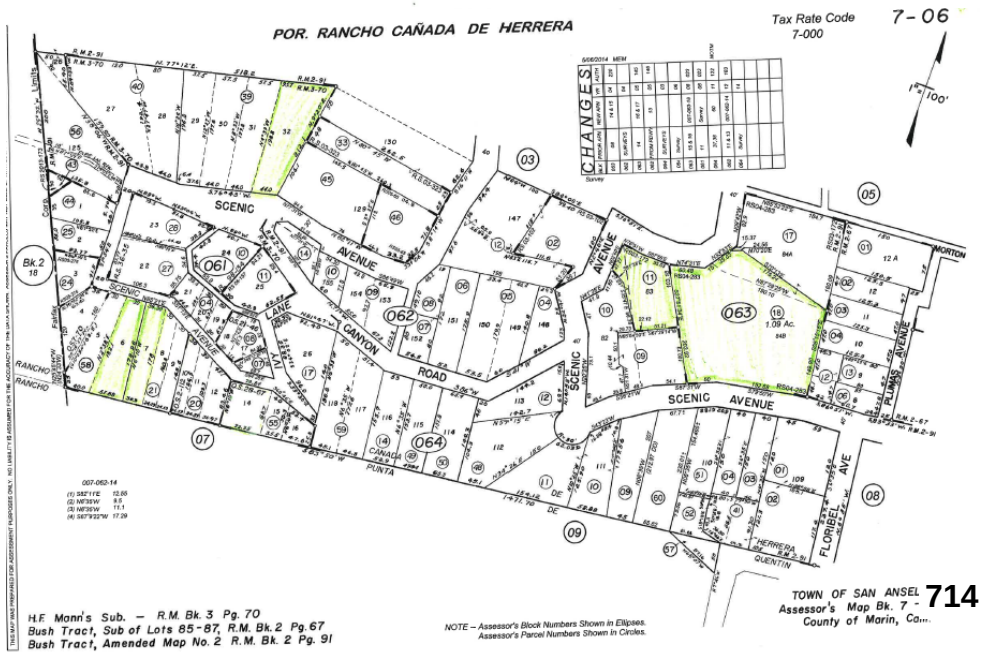
Site Suitability Factors

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

Housing Opportunity Sites Identification Process

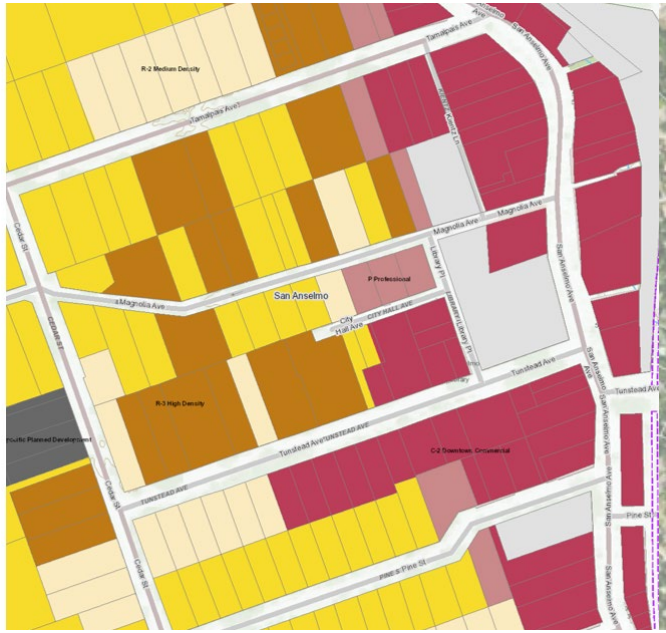
1. Preliminary housing opportunity sites were identified by Town staff.
2. Staff identified sites were brought to the HEAC for review and consideration during HEAC meeting two for initial consideration.
3. Staff identified sites were brought to the public at a virtual workshop for initial consideration.



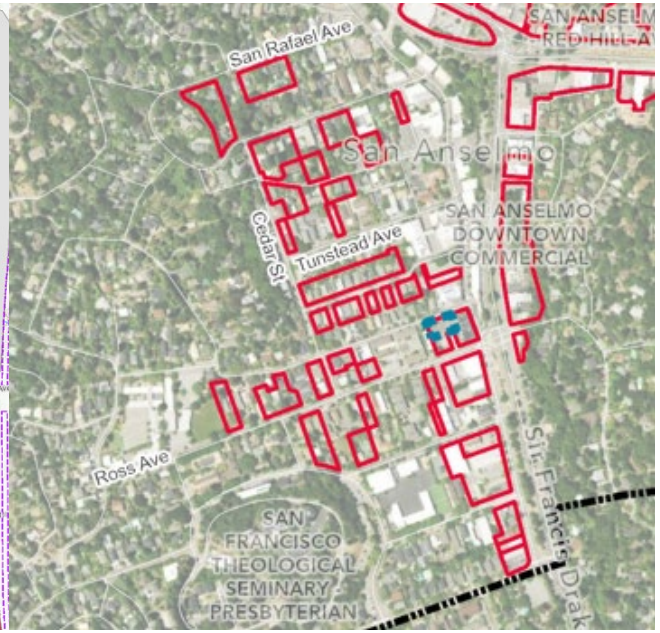


Housing Opportunity Sites Identification Process

1. After HEAC Meeting, revised housing opportunity sites were identified by Town staff.
2. Staff identified revised sites were brought to the HEAC for review and consideration during HEAC meeting two for initial consideration.
3. Staff identified revised sites were brought to the public at a virtual workshop for initial consideration.



Existing Zoning Map



Housing Opportunity Sites

Housing Opportunity Sites Identification Process

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 variety of factors as detailed in the Sites Inventory Analysis in the Housing Element.

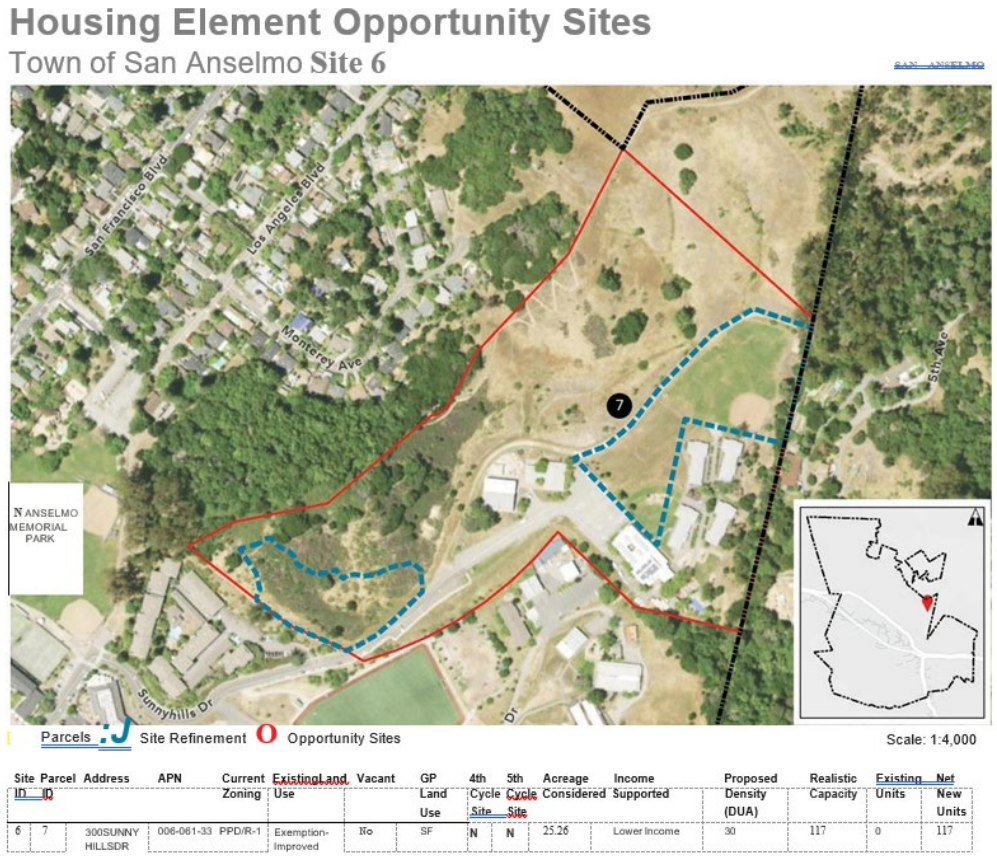
Housing Opportunity Sites Identification Process

7. The results of the sites inventory analysis were presented to the HEAC at HEAC meeting No. 4 for further review and refinement.
   - ✓ Necessary zoning ordinance amendments to accommodate the density will be needed and listed as either a policy, program, or action.
   - ✓ HEAC meeting 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.

******Final Housing Opportunity Sites List shows the Dog Park, Ross Valley School District parcel, Wade Thomas and Archie Williams have been REMOVED from list of sites.***

Housing Opportunity Sites Identification Process

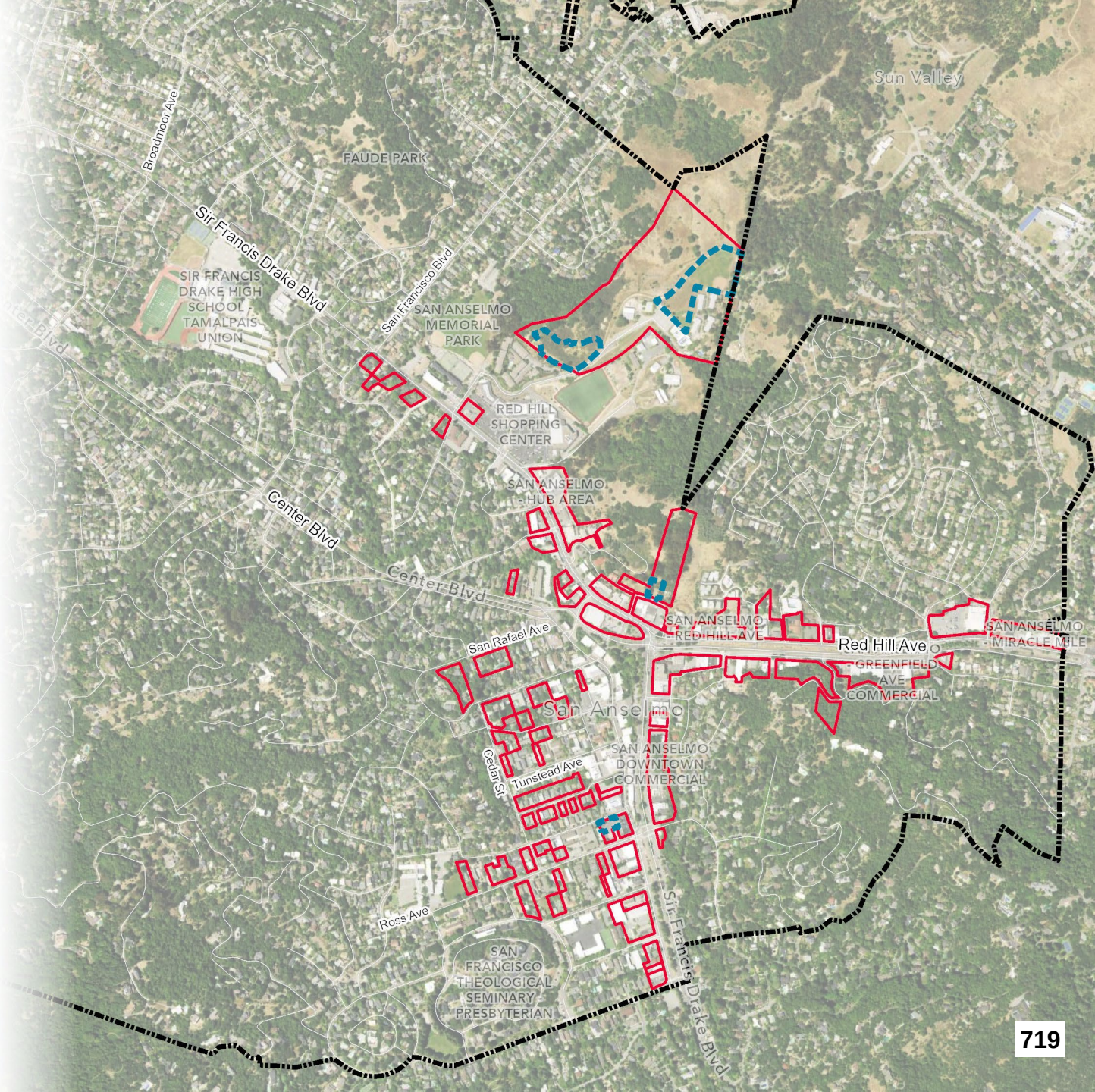
10. To make up for the deficit from eliminating the school sites, additional site added to Side by Side parcel.
    - *Side by Side had originally proposed affordable housing be constructed on a portion of their site in RHNA Cycle 5 but were met with barriers to development approval. Side by Side expressed 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 No. 5.



Site ID	Parcel ID	Address	APN	Current Zoning	Existing Land Use	Vacant	GP Land Use	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
6	7	300SUNNY HILLSDR	006-061-33	PPD/R-1	Exemption-Improved	No	SF	N	N	25.26	Lower Income	30	117	0	117

Final Draft Housing Element Opportunity Sites

- Total Housing Opportunity Sites: 62
- Total Parcels: 172
- 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	837	80-unit surplus
AMI = Area Median Income ***AMI for Marin County = $166,000/year for a family of four***			

Policies, Programs, and Actions

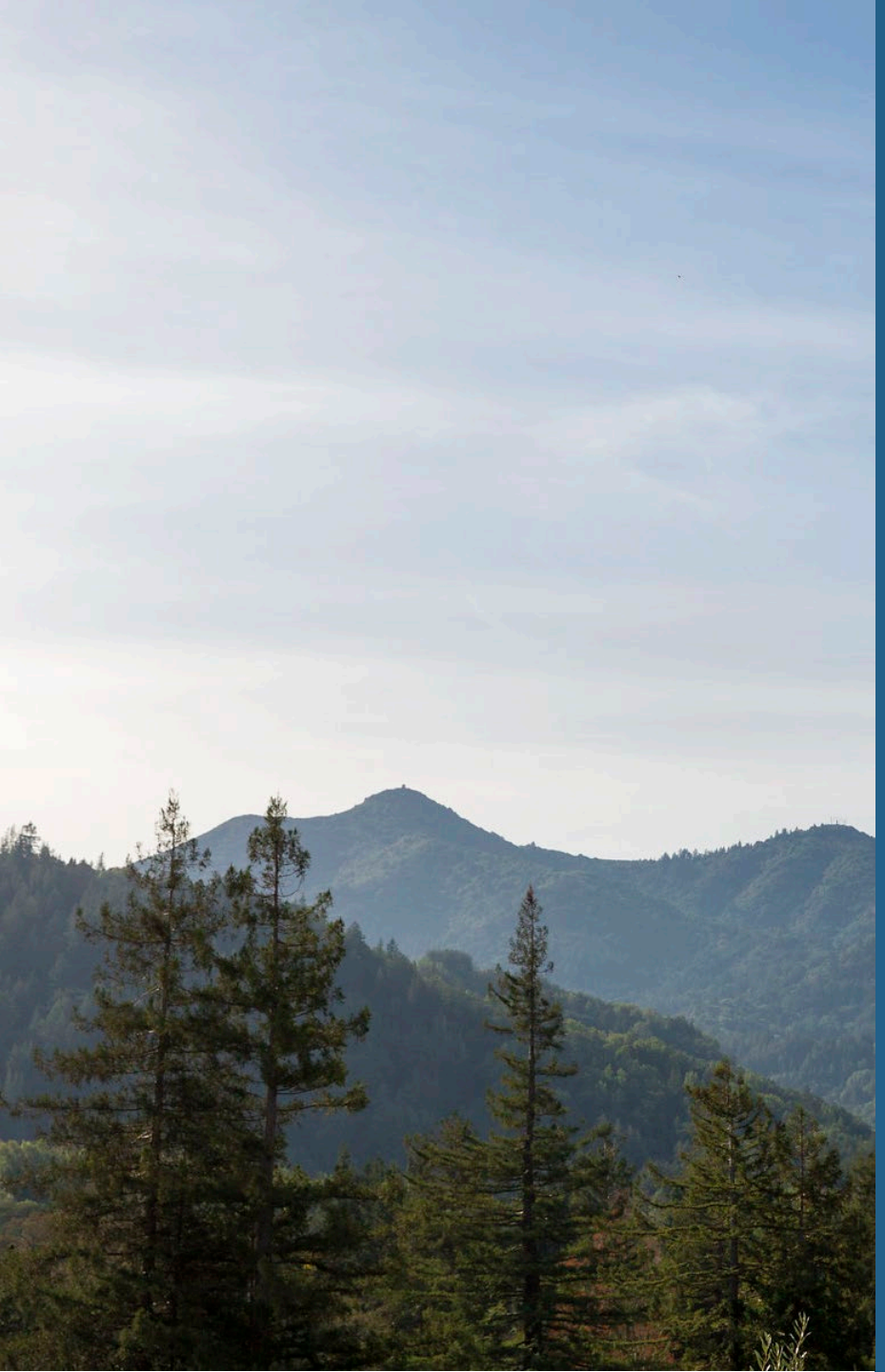
- **Policies**: Statements that declare the Town's goals for increasing housing availability and affordability in the next 8 years.
- **Programs**: Programs the Town will employ to realize policy.
- **Actions**: Specific actions the Town will take to complete programs and realize policy.
- **Action Matrix**: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

PUBLIC COMMENT TO DATE

Public Comment Received

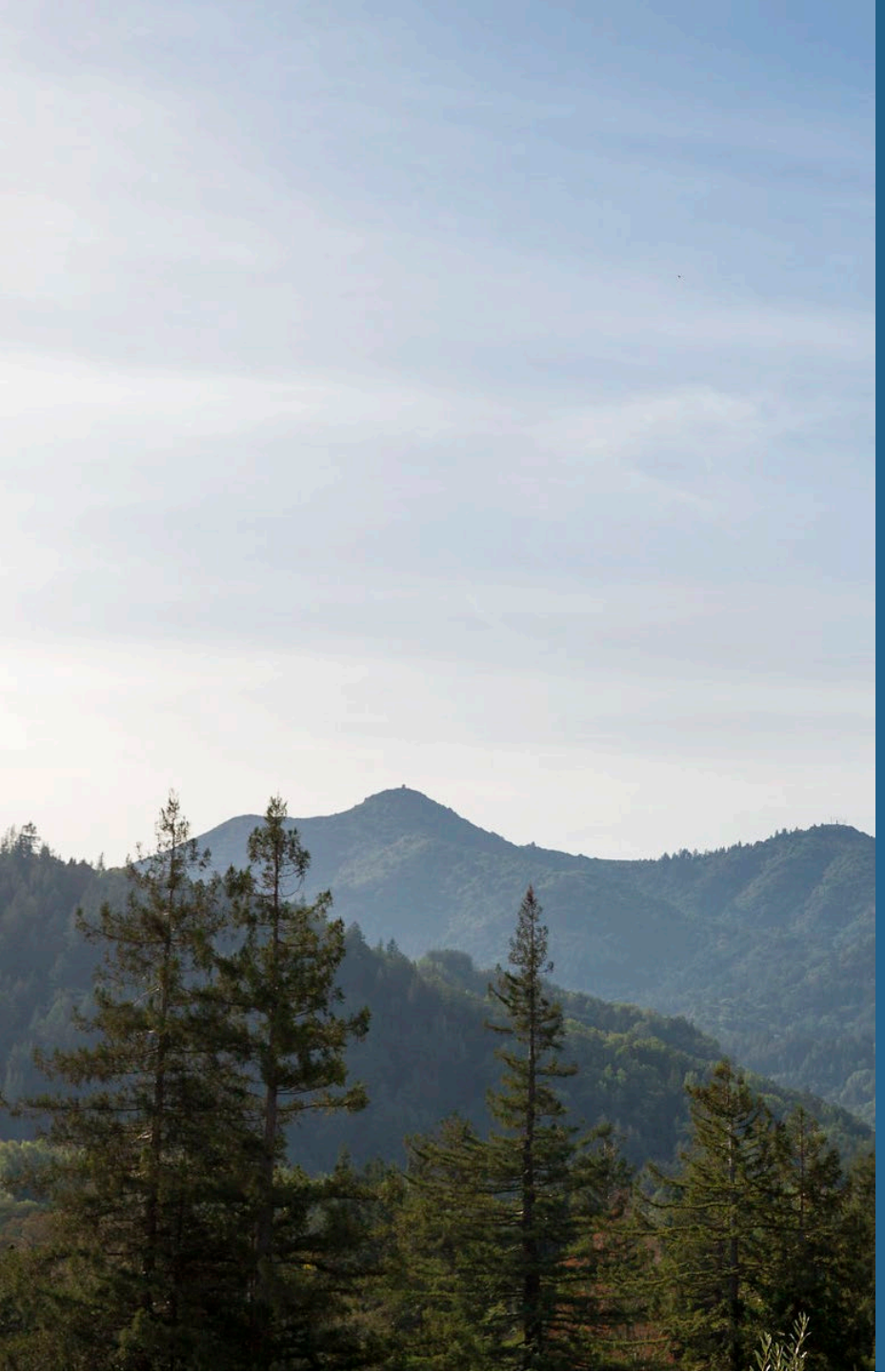
- Down payment assistance program
- Concerns with proposed rezonings and density west of San Anselmo Blvd.
- Comment regarding various sections of the Housing Element- Late Mail
- Comment requesting height increase for commercial properties in the C-3 Zoning District- Late Mail

NEXT STEPS



Next Steps

- **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 23:** Planning Commission Public Meeting
  - *Update on any revised Housing Element*
- **January 25:** Submit Adopted Housing Element to HCD
  - *90-day review period begins*
- **Late April-Early May:** Town Council considers adoption of the Housing Element and approval of the environmental document.



Recommendation:

- **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 23:** Planning Commission Public Meeting
  - *Update on any revised Housing Element*
- **January 25:** Submit Adopted Housing Element to HCD
  - *90-day review period begins*
- **Late April-Early May:** Town Council considers adoption of the Housing Element and approval of the environmental document.

QUESTIONS