



**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

**Department: Community and Economic Development**

**Prepared by: Greg Minor, Assistant Director**

**City Manager Approval: \_\_\_\_\_**

**TOPIC: GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT**

**SUBJECT: GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT HIGHLIGHTING PROGRESS ON THE POLICIES AND PROGRAMS IDENTIFIED IN THE CITY'S GENERAL PLAN AND THE CITY'S PROGRESS TOWARD MEETING ITS SHARE OF THE REGIONAL HOUSING NEED ALLOCATION (RHNA)**

**RECOMMENDATION:**

Staff recommends that the City Council accept the General Plan and Housing Element Annual Progress Report for 2025 and direct staff to present the report to the California Department of Housing and Community Development.

**BACKGROUND:**

[Government Code 65300](#) requires local jurisdictions to prepare and adopt a General Plan that establishes the community's long-term vision. General Plans identify policies and programs that address the development and redevelopment of land, the preservation of parks and open spaces, the provision of housing for current and future residents, the conservation of natural resources, the improvement of the circulation and transportation system, the control of noise, and the protection of life and property from hazards.

The City of San Rafael adopted its current General Plan, [General Plan 2040](#), in August 2021. The San Rafael City Council adopted a substantially compliant [2023-2031 Housing Element](#) on May 15, 2023, and the State Department of Housing and Community Development (HCD) certified the updated Housing Element on June 22, 2023.

[Government Code Section 65400](#) mandates that local jurisdictions prepare an Annual Progress Report (APR) on the status of the City's General Plan and progress toward meeting its share of the Regional Housing Need Allocation (RHNA). A copy of the report must be submitted to both the Governor's Office of Land Use and Climate Innovation and HCD by April 1st for the previous calendar year (January 1-December 31). This staff report summarizes the City's progress in implementing the City's Housing Element and General Plan during the 2025 calendar year. It includes data on its progress towards

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**FOR CITY CLERK ONLY**

**Council Meeting: \_\_\_\_\_**

**Disposition: \_\_\_\_\_**

meeting its share of RHNA, including data on all housing development applications, entitlements, building permits, and completions using forms prescribed by HCD.

**ANALYSIS:**

**I. Housing Element Annual Progress Report**

**a. Overview of APR Tables**

[Government Code Section 65400](#) includes specific requirements for preparing a Housing Element Annual Progress Report (HE APR), and HCD requires local jurisdictions to submit their HE APR on a form prescribed by HCD (Attachment 1). This report includes the City's progress towards implementing the Housing Element and meeting its share of RHNA, including data on all housing development applications, entitlements, building permits, and completions. The HE APR contains fourteen (14) tables; for the 2025 reporting period, San Rafael has applicable data to report in six tables described below.

Table A – Housing Development Applications Submitted. Table A includes data on housing units and developments for which an application was determined to be complete between January 1 and December 31 of the reporting year. In Table A, an "application" is a formal submittal of a housing development for approval. This includes but is not limited to developments that involve no discretionary approvals and projects that involve both discretionary and nondiscretionary (i.e., ministerial) approvals. Notably, this table does not include units from housing development applications that were deemed complete before 2025 but were entitled in 2025. For example, the 210 units being constructed at 930 Irwin Street were entitled in 2025, but the application was deemed complete before 2025; therefore, the 210 units at 930 Irwin Street are reflected in Table A2 but not included in Table A. This is why the number of entitled units in Table A2 exceeds the "Approved" units in Table A.

Table A2 – Annual Building Activity Report Summary – New Construction, Entitled, Permits, and Completed Units. Table A2 requires information on acutely low, extremely low, very low, low, moderate, and above-moderate income housing affordability categories, as well as on mixed-income projects. [California Health and Safety Code 50050 et seq.](#) defines these categories as follows:

- Acutely low-income= earns between zero and 15 percent of the Average Median Income (AMI)
- Extremely low-income= earns between 15 and 30 percent of the AMI
- Very low-income= earns between 30 and 50 percent of the AMI
- Low-income= earns between 50 and 80 percent of the AMI
- Moderate-income= earns 80 and 120 percent of the AMI
- Above moderate-income= earns more than 120 percent of the AMI

This Table includes data on all new net housing units and developments that have received any one of the following:

- An entitlement
- A building permit
- A certificate of occupancy or other forms of readiness issued during the reporting year

Significantly, this table does not include housing developments that were processed in 2025 but did not receive their entitlements until after the calendar year 2025, such as 4040 Civic Center Drive, 1030 3rd Street, and 700 Irwin Street. These entitlements are listed as "pending" in Table A because they were approved in January 2026 outside of the reporting year, and staff will include them in the APR for Calendar Year 2026.

Table B – Regional Housing Needs Allocation Progress – Permitted Units Issued by Affordability. Table B is a summary of prior permitting activity in the current planning cycle, including permitting activity for the calendar year being reported.

Table D – Program Implementation Status Pursuant to Government Code Section 65583. Table D includes the status/progress for all programs described in the housing element.

Table F – Units Rehabilitated, Preserved, and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c). Table F catalogues the City’s affordable housing activity beyond permitting and construction, such as the number of housing units that the City rehabilitated, preserved, or acquired. Notable 2025 achievements include the rehabilitation of 123 low-income units at Terra Linda Manor, the preservation of 94 units of affordable housing at 400 Canal Street through the Bay Area Housing Finance Authority (BAHFA) Welfare Tax Exemption Preservation Program, and funding of the acquisition of fifteen low-income units at 158-166A Park Street and 1400 Lincoln Avenue.

Table H – Locally Owned Surplus Sites. Table H identifies City-owned land available for housing development. Staff has listed 519 4th Street and provided an update on the status of developing affordable housing onsite.

Summary Table. The Summary Table automatically tallies the data from several of the tables listed above. The summary data focuses on the total of all permits issued and all applications submitted and approved for the 2025 reporting period.

The City of San Rafael did not have any relevant activity to report in Tables C, D, E, F2, G, J, K, L, and “Leap Reporting.”

**b. Regional Housing Needs Allocation (RHNA) Progress**

The following is a summary of the City’s progress on housing approvals/entitlements, building permits issued, and housing units completed for occupancy.

As shown in Figure 1 below, a total of 37 housing development applications were submitted to the City and deemed complete in 2025. Of those new applications, there were 806 proposed dwelling units in the applications received, and 351 of those same dwelling units received their planning entitlements.

**Figure 1: Summary Table**

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	37
Number of Proposed Units in All Applications Received:	806
Total Housing Units Approved:	351
Total Housing Units Disapproved:	0

**Figure 2: Summary of Calendar Year 2025 Housing Units: Entitled, Permitted, & Completed**

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single Family Dwellings- Attached (SFA)	0	0	0
Single Family Dwellings – Detached (SFD)	1	1	2
Multi-Family Dwelling Units 2 to 4 per Project	4	4	3
Multi-Family Dwelling Units 5+ Units per Project	543	0	144
Accessory Dwelling Units (ADU)	28	28	30
Mobile Homes	0	0	0
<b>Total</b>	<b>576</b>	<b>33</b>	<b>179</b>

Figure 2 tallies the number of housing units entitled (Planning approval), permitted (Building permits issued), and completed (Certificate of Occupancy issued).

Figure 3 below summarizes housing permits issued to determine progress toward meeting RHNA. Please note that units produced that are affordable to a household at the Extremely-Low Income Level are applied towards the Very-Low Income RHNA.

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**Figure 3: Regional Housing Needs Allocation Progress**

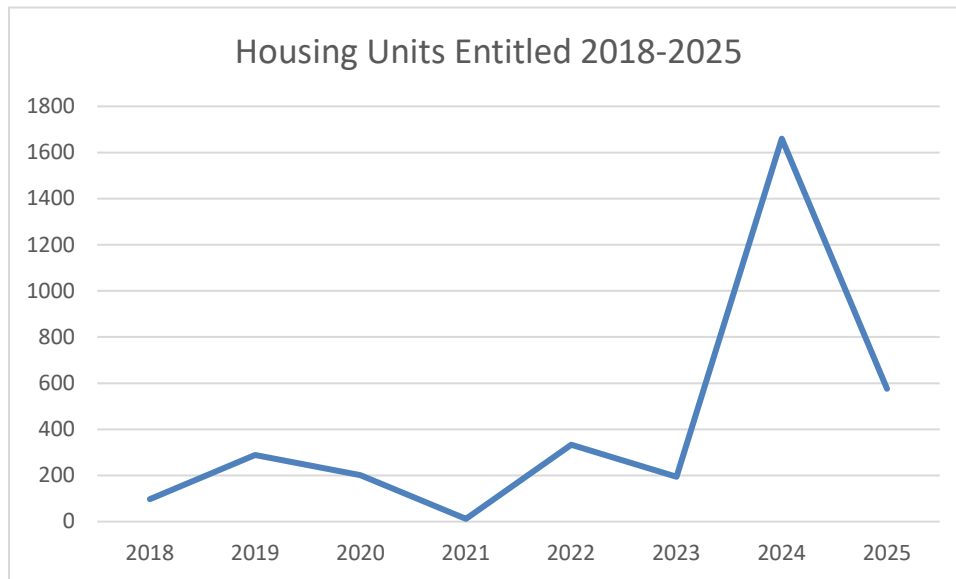
Income Level		RHNA Allocation by Income Level	Projection Period – 06/30/2022 - 01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	40	-	-	-	-	-	-	-	-	40	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	857	-	-	-	-	-	-	-	-	-	-	9	808
	Non-Deed Restricted		-	-	-	9	-	-	-	-	-	-		
Low	Deed Restricted	492	1	-	-	-	-	-	-	-	-	-	48	444
	Non-Deed Restricted		14	13	12	8	-	-	-	-	-	-		
Moderate	Deed Restricted	521	-	-	-	-	-	-	-	-	-	-	8	513
	Non-Deed Restricted		-	-	-	8	-	-	-	-	-	-		
Above Moderate		1,350	14	56	26	8	-	-	-	-	-	-	104	1,246
Total RHNA		3,220												
Total Units			29	109	38	33	-	-	-	-	-	-	209	3,011

Housing projects that have been entitled are not reflected in the RHNA progress if they did not also receive a building permit. Those units will be counted in future reporting periods once building permits are issued. For example, in 2025, the City entitled 188 new residential units at 1230 Fifth Avenue, but these units have not been counted toward the RHNA number since this development has not yet commenced the construction phase and received a building permit.

**c. Entitlement and Building Trends**

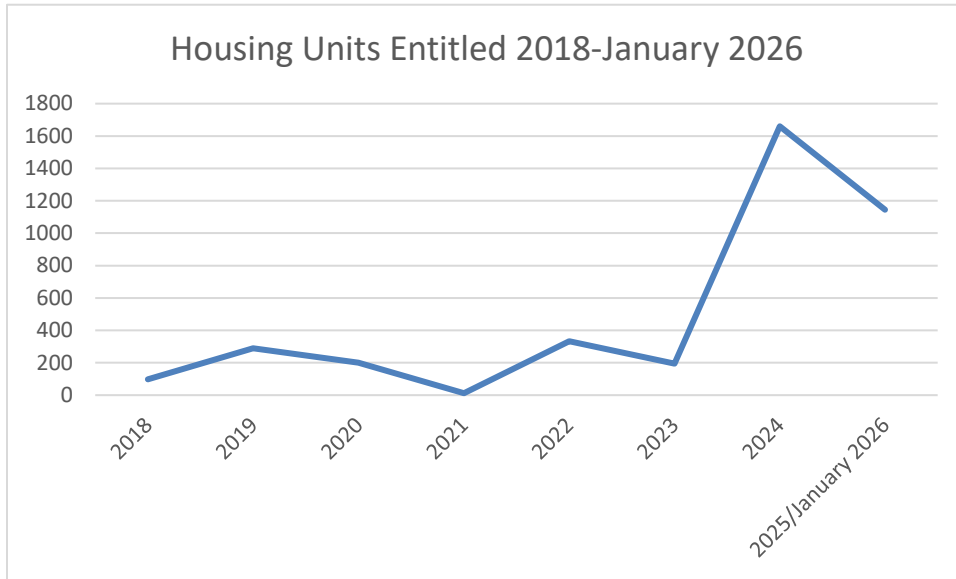
To provide greater context for the 2025 housing entitlement and construction data, staff has gathered historical data that illustrate how, in recent years, San Rafael has been entitling housing developments at a significantly higher rate than in previous years. For example, Figures 4 and 5 reveal how entitlement activity in San Rafael rapidly accelerated after 2023. For instance, between 2018 and 2023, San Rafael only entitled an average of 188 housing units a year. In contrast, in 2024-2025, San Rafael entitled an average of 1,118 units a year. The average number of annual entitlements since 2024 climbs to 1,402.5 units if one includes the entitlements processed in January 2026.<sup>1</sup> This recent surge in development activity is largely the result of the redevelopment of Northgate Mall and new state laws, such as [the Housing Accountability Act](#), that encourage the production of housing by limiting local discretion to deny housing developments.

**Figure 4: Housing Units Entitled 2018-2025**



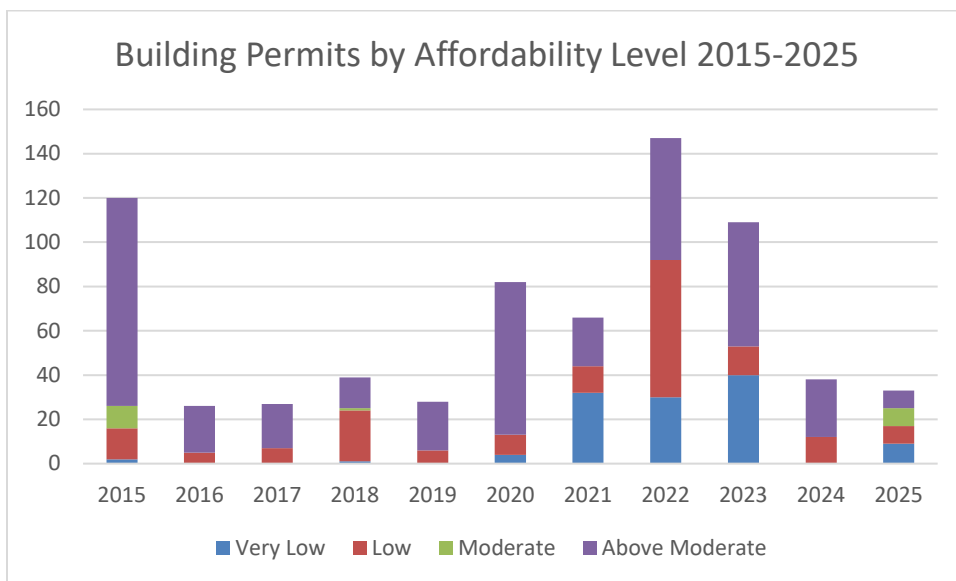
<sup>1</sup> The City entitled 569 housing units in January 2026 from the developments at 4040 Civic Center Drive, 700 Irwin Street, and 1030 3rd Street. The latter two developments were approved by the Planning Commission in 2025; however, the Planning Commission’s approvals were appealed to the City Council, which denied the appeals in January 2026.

**Figure 5: Housing Units Entitled 2018-January 2026**



While entitlement activity has surged in the last two years, actual construction, documented through the issuance of building permits, has lagged in comparison, as illustrated by Figure 6. Between 2015 and 2025, the average number of building permits issued annually for housing was 65. In contrast, the City only issued 33 building permits for housing developments in 2025. That said, the number of building permits issued in 2025 was generally on par with most years since 2015, with the exceptions of 2015 and 2020-2023, as those years featured a significant number of building permits for market-rate (above-moderate-income) developments. Considering the recent surge in entitlement activity, though, staff anticipates building permit issuance will increase in the years ahead as entitled projects transition to construction.

**Figure 6: Building Permits Issued by Affordability Level 2015-2025**



**d. Housing Element Program Implementation**

As reported in HE APR Table D, there are more than 43 programs to streamline housing development within the City, provide housing protections to vulnerable communities, reduce homelessness, combat discrimination, and increase housing choice.

Here are some highlights from 2025:

- The Housing Division concluded a series of seven community capacity-building workshops in Spanish, which covered a variety of topics including: what is affordable housing, types of below-market rate housing in Marin, how to apply for below-market rate housing, rights and responsibilities of landlords and tenants, fair housing laws/protection against housing discrimination, housing habitability and inspections, eviction protections, tenant relocation assistance, and landlord/tenant mediation services (Housing Element Program 5: Public Information and Engagement).
- Housing Division staff served on the steering committee for Rooted in Marin, a Countywide Anti-Displacement Outreach and Education Project that analyzed the administrative and financial feasibility of tenant protection policies. [The resulting report](#) is a resource to support Marin jurisdictions in complying with their respective commitments to evaluate and implement tenant protection measures (Housing Element Program 9: Interjurisdictional Housing Activities).
- The City Council awarded a total of \$600,000 from the City's Affordable Housing Trust Fund to support three affordable housing projects, including an acquisition, a rehabilitation, and new construction (Housing Element Program 16: Funding for Affordable Housing).
- Staff presented an evaluation of existing City tenant protection policies to the City Council's Housing and Homelessness Subcommittee (Housing Element Program 11: Tenant Protection Measures).
- Planning Division staff issued a Request for Proposals (RFP) and selected a consultant team to prepare a Specific Plan for Southeast San Rafael, a Priority Development Area (Housing Element Program 21: Precise Plan for Southeast San Rafael).
- 94 units at the apartment complex at 400 Canal were preserved as affordable housing through the Bay Area Housing Finance Authority's (BAHFA's) Welfare Tax Exemption Preservation Program (Housing Element Program 30: Preservation of At-Risk Housing).
- Aegis Living San Rafael opened at 800 Mission Street, providing 103 units of housing for older adults (Housing Element Program 32: Housing Resources for Older Adults).
- The City acquired the property at 350 Merrydale Road to serve as an interim shelter for unhoused individuals, followed by a permanent affordable housing development with at least 80 units (Housing Element Program 32: Extremely Low-Income Housing Resources).

**II. 2040 General Plan Annual Progress Report**

The City of San Rafael has adopted eight State-required elements and five optional elements as follows:

- Land Use
- Neighborhoods
- Community Design and Preservation
- Conservation & Climate Change
- Parks, Recreation, and Open Space
- Safety and Resilience
- Noise
- Mobility
- Community Services and Infrastructure

- Arts and Culture
- Economic Vitality
- Equity, Diversity, and Inclusion
- Housing

Staff has highlighted notable General Plan program and policy achievements made in 2025 under their respective General Plan elements below:

*Land Use*

- **LU-3.1A: Prepare area plans for North San Rafael, Canal, and other areas**
  - City Council authorized the acceptance of \$1,594,000 in grant funding from the Metropolitan Transportation Commission to fund the preparation of the Northgate and Southeast San Rafael Specific Plans.

*Neighborhoods*

- **NH-1.1A: Implement the Downtown Precise Plan**
  - The Planning Division successfully processed several major housing developments in the Downtown San Rafael that utilized the standards adopted in the Downtown Precise Plan, including 210 residential units at 930 Irwin Street and 188 residential units at 1230 Fifth Avenue.

*Community Design & Preservation (CDP)*

- **CDP-3.5B: Create a City street tree inventory**
  - The Department of Public Works (DPW) completed its initial phase of tree inventory work, collecting the location and data on over 22,000 trees within 15 feet of a roadway. This data will be added to the City's asset management system and made available to the public for additional work in support of the City's tree policy work.

*Conservation and Climate Change*

- **C-4.2B: Implement state green building standards**
  - The Sustainability and Building Divisions adopted updated state building codes and developed reach codes that encourage electrification in existing single-family homes.
- **C-5.4A: Shift the City's fleet to zero-emission vehicles**
  - The Sustainability Division led a cross-departmental effort to update the City's Fleet Policy and secured technical assistance and incentives to develop a fleet transition plan for the installation of electric vehicle charging infrastructure for the City's fleet.

*Parks, Recreation, and Open Space*

- **PR-1.3A: Develop new parks in areas with unmet needs**
  - The City acquired 620 Canal Street to serve as a future park and potential base of a bicycle and pedestrian bridge across the San Rafael Creek (Canal).
- **Program PR-1.4B: Engage the community in park planning**
  - Completed the Terra Linda Park and Community Center Enhancement Plan.
  - Installed new turf field and other improvements as part of the Pickleweed Park Enhancement Project
- **PR-1.11A: Design parks for all users**
  - Completed the playground and pathway renovation at Peacock Gap Park.

*Safety and Resilience*

- **S-3.6B: Create partnerships with the County and other affected agencies on adaptation projects**
  - Sustainability staff completed extensive public and press engagement related to sea level rise planning grants, including 55 engagements, reaching more than 1,500 people directly, and more than 100,000 through earned media.
- **S-6.6B: Use emergency alerts to notify residents of active threats**
  - The San Rafael Police and Fire Departments have partnered with the County Office of Emergency Management to use Alert Marin, an emergency notification system that sends urgent alerts to residents about emergencies.
- **S-3.7A: Levee Improvement Plans. Assess levees, identify vulnerabilities, and develop adaptation projects**
  - The City partnered with the U.S. Army Corps of Engineers to conduct a one-time levee review of the bayfront shoreline in Southeast San Rafael. This brought in technical expertise and recommendations to improve ongoing inspections and maintenance.

*Noise*

- **N-1.2B: Establish conditions of approval for activities with the potential to create noise conflicts**
  - The CED Department included noise restrictions as conditions of approval in Construction Management Plans as well as noise permits for special events.

*Mobility*

- **M-5.1: Traffic Calming**
  - Adopted an ordinance to reduce speed limits on 24 roadway segments pursuant to state Assembly Bill (AB) 43.
- **M-2.7B: Advocate for federal, state, and county funding of local transportation projects**
  - Received a \$1,575,000 grant from Caltrans to fund a feasibility study of a non-motorized bicycle and pedestrian crossing bridge between the Canal Neighborhood and destinations north of San Rafael Creek.
- **M-6.3D: Monitor and support the use of e-bikes**
  - Adopted an ordinance to regulate electric mobility devices.

*Community Services and Infrastructure*

- **CSI-2.2A: Modernize and expand the Pickleweed and Northgate libraries**
  - The City commenced construction on the Pickleweed Library Renovation project and completed the Downtown Library Renovation.
- **CSI-4.13C: Use public facilities as emergency centers during/after disasters, extreme heat, and power outages**
  - Implemented an emergency overnight shelter at the Boro Community Center in response to an apartment fire in the Canal neighborhood.

*Arts and Culture*

- **AC-1.8A: Leverage the Downtown Arts District designation to promote economic development, equity, and create a more vibrant Downtown.**
  - Launched Public Art Program funded by a grant from the California Arts Council for the Downtown San Rafael Arts District.

*Economic Vitality*

- **EV-1.9A: Support workforce development, job training, and placement services in the community**

- The Sustainability Division worked with the Canal Alliance and others to secure a green auto careers grant for a pilot program to train residents in green auto repair technologies.
- **EV-3.6A: Seek innovative ways for businesses and their residential neighbors to solve mutual concerns**
  - Adopted an ordinance to establish a mobile vending permit program that strengthens the City's enforcement tools, provides multiple paths to legalization, and supports local entrepreneurship.

*Equity, Diversity, and Inclusion*

- **EDI-1.3B: Regularly use surveys, focus groups, and other outreach methods to solicit input from under-represented communities**
  - Housing Division completed a series of capacity-building workshops in Spanish to increase community members' awareness of housing laws, programs, and resources, as well as gather input on the effectiveness of existing policies.
- **EDI-3.5A: Provide effective code enforcement efforts in all neighborhoods to abate unsafe conditions**
  - Through the Housing Inspection Program, conducted inspections of 114 buildings, encompassing 944 individual housing units, which support safe and habitable living conditions.

**FISCAL IMPACT:**

There is no fiscal impact associated with accepting this report.

**COMMUNITY OUTREACH/PUBLIC COMMENT:**

Notice of the City Council meeting on this item was published in the Marin Independent Journal, and staff is scheduled to present this report to the City's Planning Commission on March 10, 2026.

**OPTIONS:**

The City Council has the following options to consider on this matter:

1. Receive and accept the report (recommended).
2. Direct staff to return with more information.
3. Take no action.

**RECOMMENDED ACTION:**

Staff recommends that the City Council accept the General Plan and Housing Element Annual Progress Report for 2025 and direct staff to present the report to the California Department of Housing and Community Development.

**ATTACHMENT:**

1. General Plan and Housing Element Annual Progress Report for 2025

**Please Start Here**

General Information	
Jurisdiction Name	San Rafael
Reporting Calendar Year	2025
Contact Information	
First Name	Kristina
Last Name	Estudillo
Title	Principal Planner
Email	kristina.estudillo@cityofsanrafael.org
Phone	4154585048
Mailing Address	
Street Address	1400 Fifth Avenue
City	San Rafael
Zipcode	94901

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p><b>Please save your file as Jurisdictionname2025 (no spaces).</b> Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none"><li><b>1. Online Annual Progress Reporting System - Please see the link to the online system to the left.</b> This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>.</i></li><li><b>2. Email -</b> If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and to OPR at <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>. Please send the Excel workbook, not a scanned or PDF copy of the tables.</li></ol>

Data is auto-populated based on data entered in Tables A, A2, C, and D

<b>Jurisdiction</b>	San Rafael	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	9
Low	Deed Restricted	0
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	8
Above Moderate		8
<b>Total Units</b>		<b>33</b>

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	1	1	2
2 to 4 units per structure	4	4	3
5+ units per structure	543	0	144
Accessory Dwelling Unit	28	28	30
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>576</b>	<b>33</b>	<b>179</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	29	33
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	37
Number of Proposed Units in All Applications Received:	806
Total Housing Units Approved:	351
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	32	35
Discretionary	5	771

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	519
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	46
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	San Rafael
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (01/01/2021 - 01/01/2026)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "-" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications	Application Status	Project Type	Notes					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24						
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA SFD, 2 to 4.5+ ADU/ADU)	Tenure R= renter O= owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision's the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L.7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row - Start Data Entry Below							0	0	0	0	34	12	44	0	15	0	0	0	688	806	381	0							
011-203-21	1030 3rd St		PLAN25-013	S1	R	2/6/2025							19						112	131	131	NONE	No	Yes	No	Approved	Discretionary		
155-203-12	4040 Civic Center Dr		PLAN25-037	S1	R	3/26/2025							24						214	236		NONE	No	No	N/A	Pending	Discretionary		
016-070-14	25 Loch Lomond Dr.		PLAN25-047	S4	R	4/17/2025								1					13	14	14	NONE	No	No	No	Approved	Discretionary	Approved January 2026	
014-132-18	700 Irwin Street		PLAN25-046	S4	R	4/10/2025							15						170	200		NONE	No	Yes	Yes	Pending	Discretionary	Approved January 2026	
011-300-20	1248 Fifth Ave		PLAN24-191	S1	R	2/16/2025							10						160	188	188	NONE	No	Yes	Yes	Approved	Discretionary		
175-165-24	1028 Lee Dr		B2505-207	ADU	R	5/1/2025													1	1		NONE	No	No	N/A	Approved	Ministerial		
011-141-37	1373 Lincoln Ave		B2501-061	ADU	R	1/14/2025													1	1		NONE	No	No	N/A	Approved	Ministerial	Issued	
012-081-20	193 Hillside Ave		B2502-018	ADU	R	2/5/2025													1	1		NONE	No	No	N/A	Pending	Ministerial		
010-191-08	2151 5th Ave		B2507-116	ADU	R	7/21/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	Issued	
016-061-07	477 Hope St		B2504-028	ADU	R	4/4/2025													1	1		NONE	No	No	N/A	Approved	Ministerial	Issued	
011-033-26	30 Fair Drive		B2502-001	ADU	R	2/7/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial	Issued	
010-193-02	33 Trevelyan Drive		B2503-018	ADU	R	3/3/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	Issued	
014-151-17	38 Real Ave		B2501-023	ADU	R	1/8/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	Issued	
015-202-45	64 Dominican Drive		B2507-139	ADU	R	7/23/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	Issued	
010-291-09	1603 5th Ave		B2503-115	ADU	R	3/14/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial	Issued	
015-011-01	308 Glen Park Ave		B2507-030	ADU	R	7/7/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	Issued	
178-184-08	319 Holy Drive		B2507-176	ADU	R	7/29/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial		
165-192-23	1335 Las Raposo Road		B2505-208	ADU	R	5/31/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	Finalized	
010-252-40	237 Santa Mariposa Dr		B2502-037	ADU	R	2/7/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	Finalized	
010-081-18	131 Valley View		B2506-059	ADU	R	6/10/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	Issued	
011-300-04	1623 5th Ave		B2505-029	2 In 4	R	5/5/2025													4	4	4	NONE	No	No	N/A	Approved	Ministerial	Finalized	
012-291-15	23 Meyer Road		B2304-055	SFD	O	6/10/2025													1	1	4	NONE	No	No	N/A	Approved	Ministerial	Finalized	
015-033-45	165 Glen Park Avenue		B2502-039	ADU	R	2/8/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial		
012-063-09	406 1st Street		B2502-126	ADU	R	6/26/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial		
011-242-03	1565 4th Street		B2502-129	ADU	R	2/25/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial		
011-173-25	202 Laurel Place		B2502-152	ADU	R	2/28/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial		
184-172-10	282 Riviera Dr		B2504-140	ADU	R	4/22/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	Issued	
179-092-10	5 Canada Court		B2506-169	ADU	R	6/25/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial		
012-075-12	16 1st Street		B2507-087	ADU	R	7/15/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial		
012-223-01	258 C Street		B2507-180	ADU	R	7/29/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial		
178-113-11	549 Wisteria Way		B2508-147	ADU	R	8/20/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial		
010-121-05	26 Wildwood Way		B2509-015	ADU	R	9/30/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial		
012-201-35	190 Greenwood Ave		B2509-076	ADU	R	9/11/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	Issued	
178-093-16	731 del Ganado Drive		B2509-157	ADU	R	9/23/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	Issued	
015-172-05	155 Dominican Drive		B2511-059	ADU	R	11/13/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial		
010-092-06	229 Alpine St		B2511-083	ADU	R	11/17/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial		
178-111-13	561 Woodbine Drive		B2512-122	ADU	R	12/31/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial		

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

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Project/Action		City Types		Affordability by Household Income - Completed Additions										Affordability by Household Income - Building Projects										Affordability by Household Income - Continuation of Existing										Residential		Public		Non-Profit		Total of All Additions		Total of All Additions		Density Bonus		Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
File #/ID	Project Name	City Type	City Type	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000

Jurisdiction	San Rafael	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B															
Regional Housing Needs Allocation Progress															
Permitted Units Issued by Affordability															
		1	Projection Period	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	
Extremely Low	Deed Restricted		-	40	-	-	-	-	-	-	-	-	-	40	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	
Very Low	Deed Restricted	857	-	-	-	-	-	-	-	-	-	-	49	808	
	Non-Deed Restricted		-	-	9	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	492	1	-	-	-	-	-	-	-	-	-	48	444	
	Non-Deed Restricted		14	13	12	8	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	521	-	-	-	-	-	-	-	-	-	-	8	513	
	Non-Deed Restricted		-	-	8	-	-	-	-	-	-	-	-	-	
Above Moderate		1,350	14	56	26	8	-	-	-	-	-	-	104	1,246	
Total RHNA		3,220													
Total Units			29	109	38	33	-	-	-	-	-	-	209	3,011	

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):  
 - You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"  
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).  
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction		San Rafael						
Reporting Year		2025	(Jan. 1 - Dec. 31)					
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>Housing and Homelessness Division</b>	Create a Housing and Homelessness Division within the Community Development Department. Hire additional staff position to support the work. Develop mid- to long-range metrics for team success, including a plan for reduction in number of unhoused residents by 50% by 2031, as reported by the annual point-in-time count.	12/31/2024	6th Cycle	Completed	2023: Division created in Community Development Dept; Analyst hired. Late 2024/2025: 2 of 3 positions transferred to new Community Services Division in City Manager's Office to address homelessness; analyst position upgraded to Senior Management Analyst. Established performance metrics using 2024 Point-in-Time count as a baseline (264 unsheltered; 62 sheltered). Results from Jan 2026 PIT count will be used to measure trend progress towards decreasing unsheltered homelessness by 50% by 2031. City continues tracking shelter utilization, exits to permanent housing, and service engagement to monitor progress toward the 2031 goal.	Persons	1	2025 job posting for homelessness-focused Senior Management Analyst available upon request.  2024 PIT Count Report: <a href="https://hhs.marincounty.gov/divisions/homelessness-and-coordinated-care/read-surveys-and-reports/2024-point-time-count">https://hhs.marincounty.gov/divisions/homelessness-and-coordinated-care/read-surveys-and-reports/2024-point-time-count</a>  January 2026 PIT Count (pending release)

<p><b>Housing and Homelessness Division</b></p>	<p>Meet and consult at least quarterly with the Mental Health Liaison and other key personnel in the San Rafael Police Department to better understand barriers to housing and develop specific policy and program solutions to address them.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Community Services Division and Mental Health Liaison meet weekly. Since Sept 2025, staff have co-lead the Housing Justice-Involved Collaborative, which meets monthly to coordinate focused case management for individuals with significant criminal justice system involvement. Ongoing coordination has informed development of program solutions, including Interim Shelter Program at 350 Merrydale Rd, anticipated to begin operations in Fall 2026.</p>	<p>Meetings</p>	<p>12</p>	<p>Meeting agendas/minutes; Housing Justice-Involved Collaborative documentation; 350 Merrydale Interim Shelter staff reports</p>
<p><b>Extremely Low-Income Housing Resources</b></p>	<p>Expand housing resources and supportive services for extremely low income households. Create housing for an additional 428 extremely low income households (RHNA target). Research best practices and develop a strategy to create interim housing with a strong service component to assist individuals to take steps towards stable housing. Identify site for interim housing pilot project and install interim housing units. Amend Title 14 of the San Rafael Municipal Code to include a definition of Single Room Occupancy (SRO) hotels separate from "boarding houses." Identify zones where SROs are permitted and/or conditionally permitted, including performance standards to expedite processing and allow for by-right approval in at least one zone.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Added 40 ELI housing units with opening of Eden Housing's Casa Canal PSH at 3301 Kerner Blvd. City researched housing-focused interim housing best practices, emphasizing low-barrier access, dignity and safety, coordinated entry alignment, and rapid connection to permanent housing with supportive services. Strategy development includes defining interim housing model, service components, and performance measures to track exits to permanent housing and reductions in unsheltered homelessness. In Nov 2025, City acquired 350 Merrydale Rd property. With the acquisition finalized, the City is moving forward with planning, community engagement, and site preparation. Staff is drafting amendments to Title 14 for consideration in Summer 2026.</p>	<p>Units</p>	<p>40</p>	<p><a href="https://edenhousing.org/eden-updates/media-alert/eden-housing-celebrates-grand-opening-of-casa-canal-in-san-rafael/">https://edenhousing.org/eden-updates/media-alert/eden-housing-celebrates-grand-opening-of-casa-canal-in-san-rafael/</a></p> <p>Best-practice memos; program model/operations framework; Council staff reports; partner/HMIS coordination documentation</p> <p><a href="https://www.cityofsanrafael.org/city-of-san-rafael-officially-acquires-350-merrydale-road-property/">https://www.cityofsanrafael.org/city-of-san-rafael-officially-acquires-350-merrydale-road-property/</a></p>

<p><b>Funding and Resources to Prevent and Reduce Homelessness</b></p>	<p>Document learnings from the Downtown Service Support Area for unhoused residents to inform future funding proposals, and long and short-term strategies for temporary housing. Seek at least one million dollars in funding through grants or other sources for homelessness prevention, including case management and housing.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In 2024, City and County received \$6 million in Encampment Resolution Funding to improve living conditions for individuals residing in Mahon Creek Area encampment through interim shelter, housing-based case management, sanitation, and supportive services. A \$1 million grant from state and local funds facilitated development of the Sanctioned Camping Area (SCA) along Mahon Creek Path, informed by operational insights from the Downtown Service Support Area (closed late 2023) on service coordination, site management, and pathways to housing. The SCA opened in Oct 2024 and currently serves 50 participants through June 2027. An additional 15 individuals receive housing-based case management, outreach, and other services to help secure permanent housing. Outcomes from the SCA inform development of the Interim Shelter Program.</p>	<p>Persons</p>	<p>65</p>	<p>ERF Round 3 Grant Agreement; SCA program documentation; Council staff reports; 350 Merrydale Interim Shelter planning documents  <a href="https://www.hcd.ca.gov/funding/erf">https://www.hcd.ca.gov/funding/erf</a></p>
<p><b>Emergency Shelter Capacity</b></p>	<p>On an ongoing basis, monitor temporary and permanent shelter capacity in relation to biannual point-in-time count to ensure sufficient shelter capacity to meet the needs of San Rafael's population. Seek funding to continue to sponsor or assist in the development of emergency shelter facilities, including supporting such facilities through grants or loans to service providers. Amend Sec. 14.18.040 of the Municipal Code to eliminate parking requirements based on the number of shelter beds. Amend Sec. 14.16.115 of the Municipal Code to allow emergency shelters "by right" in at least one other area outside the 70-acre area shown on Map 14.16.115 in the Municipal Code, in an area where other residential uses are allowed "by right."</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The 2024 PIT Count for San Rafael showed 264 unsheltered individuals in the city. Staff have been collaborating with the County and consultants to identify opportunities and funding to increase shelter capacity. In 2025, City and Marin County staff acquired a location for a housing-focused, interim shelter site to be developed using partial ERF-3 grant funding. Staff is drafting amendments to Title 14 for consideration in Summer 2026.</p>	<p>Other</p>		<p>None</p>

<p><b>Public Information and Engagement</b></p>	<p>Expand awareness of housing laws, programs, and resources provided by the City and by other agencies and organizations through a comprehensive, multi-lingual community outreach and engagement initiative.</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>2025: The Housing Division attended various events to provide information to residents and answer questions. The Housing Division concluded a series of seven community capacity-building workshops in Spanish, covering a variety of topics including: what is affordable housing? types of below-market-rate housing in Marin, who qualifies and how to apply; rights and responsibilities of landlords and tenants; fair housing laws/protection against housing discrimination; housing habitability and inspections; eviction protections; tenant relocation assistance; and landlord/tenant mediation services.</p>	<p>Meetings</p>	<p>10</p>	<p><a href="https://www.cityofsanrafael.org/talleres-de-vivienda-hispanohablantes/">https://www.cityofsanrafael.org/talleres-de-vivienda-hispanohablantes/</a></p>
<p><b>Fair Housing Program Administration</b></p>	<p>As part of the Cooperative Agreement with the County on CDBG funding, direct a portion of the City's allocation to a local fair housing assistance program.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Fair Housing Advocates of Northern California awarded \$50,000 in CDBG in 2025 for fair housing counseling and education.</p>	<p>Other</p>		<p><a href="https://storage.googleapis.com/proudcity/sanrafaelca/2025/04/6.a-Community-Development-Block-Grant-CDBG.pdf">https://storage.googleapis.com/proudcity/sanrafaelca/2025/04/6.a-Community-Development-Block-Grant-CDBG.pdf</a> <a href="https://www.fairhousingnorcal.org/">https://www.fairhousingnorcal.org/</a></p>
<p><b>Affirmative Marketing of Housing Opportunities</b></p>	<p>Affirmatively market local affordable housing opportunities to include groups that have historically been disadvantaged in the local housing market.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City requires affordable housing developers receiving funding from the Affordable Housing Trust Fund to provide an affirmative marketing plan for review.</p>	<p>Other</p>		<p>None</p>
<p><b>Latinx Community Capacity Building and Engagement</b></p>	<p>Undertake a capacity-building and educational program designed to increase understanding of the housing system by the City's Latinx community.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>2025: Housing Division concluded a series of seven community capacity-building workshops in Spanish, covering a variety of topics including: what is affordable housing? types of below-market-rate housing in Marin, who qualifies and how to apply; rights and responsibilities of landlords and tenants; fair housing laws/protection against housing discrimination; housing habitability and inspections; eviction protections; tenant relocation assistance; and landlord/tenant mediation services.</p>	<p>Meetings</p>	<p>7</p>	<p><a href="https://www.cityofsanrafael.org/talleres-de-vivienda-hispanohablantes/">https://www.cityofsanrafael.org/talleres-de-vivienda-hispanohablantes/</a></p>

<p><b>Interjurisdictional Housing Activities</b></p>	<p>Collaborate with Marin County, cities and towns to address regional planning and housing issues. Remain open to alignment on programs to increase housing supply and further fair housing.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<ul style="list-style-type: none"> <li>• City staff attend monthly meetings of the countywide interjurisdictional Housing Working Group.</li> <li>• San Rafael and other Marin jurisdictions with Transit Oriented Communities received an MTC grant through the County to explore a community land trust as part of achieving TOC policy compliance.</li> <li>• Based on a cooperative agreement with the County of Marin, the City participates in a single joint countywide program for CDBG and HOME allocations on an annual basis.</li> <li>• City and County issued their first joint Notice of Funding Availability (NOFA) for Affordable Housing Projects to sync timelines and streamline the local funding process for applicants.</li> </ul>	<p>Meetings</p>	<p>12</p>	<p>Resolution 15429:  <a href="https://publicrecords.cityofsanrafael.org/WebLink/DocView.aspx?id=40849&amp;dbid=0&amp;repo=CityofSanRafael&amp;cr=1">https://publicrecords.cityofsanrafael.org/WebLink/DocView.aspx?id=40849&amp;dbid=0&amp;repo=CityofSanRafael&amp;cr=1</a></p>
<p><b>Interjurisdictional Housing Activities</b></p>	<p>Collaborate with Marin County, cities and towns to address regional planning and housing issues. Remain open to alignment on programs to increase housing supply and further fair housing.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<ul style="list-style-type: none"> <li>• City and County are partnering on two projects at 350 Merrydale Rd, providing short term interim housing, then establishing permanent affordable housing units in the long term.</li> <li>• San Rafael staff served on the steering committee for Rooted in Marin, a Countywide Anti-Displacement Outreach and Education Project that analyzed administrative and financial feasibility of tenant protection policies. The resulting report is a resource to support Marin jurisdictions in complying with their respective Housing Element commitments to evaluate and implement tenant protection measures.</li> <li>• Through a multi-jurisdictional services agreement, the ADU Center provides support and resources for Marin homeowners interested in constructing ADUs.</li> </ul>	<p>Other</p>	<p>0</p>	<p><a href="https://www.rootedinmarin.org/">https://www.rootedinmarin.org/</a></p>

<p><b>Just Cause for Eviction</b></p>	<p>Maintain and monitor effectiveness of local just cause for eviction regulations. Require rental property owners to provide relocation assistance to low-income tenants in no-fault evictions.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Staff regularly respond to tenant and landlord inquiries and provide education and information regarding the City's Cause for Eviction policy. Staff enforce relocation assistance requirements by reviewing permit applications for renovation/remodel that could displace tenants. In October, staff presented an evaluation of the policy to the Housing &amp; Homelessness Council Subcommittee. Staff anticipates bringing forward this policy analysis and recommended updates to the Council for consideration in 2026.</p>	<p>Other</p>		<p><a href="https://www.cityofsanrafael.org/cause-for-eviction/">https://www.cityofsanrafael.org/cause-for-eviction/</a>  <a href="https://www.cityofsanrafael.org/tenant-relocation-assistance/">https://www.cityofsanrafael.org/tenant-relocation-assistance/</a>  <a href="https://www.cityofsanrafael.org/meetings/housing-and-homelessness-subcommittee-october-21-2025/">https://www.cityofsanrafael.org/meetings/housing-and-homelessness-subcommittee-october-21-2025/</a></p>
<p><b>Tenant Protection Measures</b></p>	<p>Evaluate existing and additional measures to protect tenants from eviction or the loss of housing due to economic or other factors. Implement new measures based on their viability and community feedback.</p>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Staff gathered feedback through tenant workshops and served on the steering committee for Rooted in Marin, a multi-jurisdictional anti-displacement education and outreach initiative. The project team researched and analyzed anti-displacement policies and compiled a report outlining the community engagement process, feedback received, and information on relevant policies, including feasibility analysis and case studies from other jurisdictions. County staff presented the report to the Housing &amp; Homelessness Council Subcommittee in October, along with an evaluation of existing City policies including Just Cause for Eviction, Mandatory Mediation, and Relocation Assistance. Staff anticipate bringing the evaluation to City Council for consideration in 2026.</p>	<p>Other</p>		<p><a href="http://www.rootedinmarin.org">www.rootedinmarin.org</a>  <a href="https://www.cityofsanrafael.org/meetings/housing-and-homelessness-subcommittee-october-21-2025/">https://www.cityofsanrafael.org/meetings/housing-and-homelessness-subcommittee-october-21-2025/</a></p>

<b>Periodic Housing Inspection Program</b>	Continue and strengthen the Periodic Housing Inspection Program to ensure the safety and habitability of the rental housing stock.	12/31/2031	6th Cycle	Continuous	The Code Enforcement Division continued to inspect rental housing properties with three or more units and issue notices to property owners regarding code violations requiring correction. In 2025, the Code Enforcement Division inspected 944 units at 114 properties.	Units	944	<a href="https://www.cityofsanrafael.org/housing-inspection-program/">https://www.cityofsanrafael.org/housing-inspection-program/</a>
<b>Code Enforcement Program</b>	Provide effective code enforcement efforts in all neighborhoods to abate unsafe or unsanitary conditions. Organize service delivery around principles of equity and inclusion.	12/31/2031	6th Cycle	Continuous	The Code Enforcement Division continued to respond to inspection requests from tenants throughout the City. Code Enforcement closed 27 cases opened in 2025 and resolved an additional 16 cases carried over from 2024.	Other	43	<a href="https://www.cityofsanrafael.org/filing-a-complaint/">https://www.cityofsanrafael.org/filing-a-complaint/</a>
<b>Residential Building Record (RBR) Program</b>	Continue residential building inspections at the time of sale to ensure the safety and habitability of units.	12/31/2031	6th Cycle	Continuous	In 2025, Code Enforcement's RBR program processed 600 residential resale transactions and identified significant non-permitted construction activity. These efforts ensure property compliance at point of sale and protect future homeowners.	Units	600	<a href="https://www.cityofsanrafael.org/rbr">https://www.cityofsanrafael.org/rbr</a>
<b>Increasing Equity in Home Maintenance</b>	Support lower income households in maintaining their homes and increase their ability to participate in and reap the benefits of housing sustainability initiatives.	12/31/2031	6th Cycle	Continuous	The City Council approved allocation of CDBG funding for the Residential Rehabilitation Loan Program, which provides low interest loans and technical assistance to qualified very low-income homeowners to make basic repairs, correct substandard conditions, and eliminate hazards around the home. The program provided loans to 41 projects in San Rafael, with amounts ranging from \$5,000 to \$100,000.	Other	41	<a href="https://habitatgsf.org/habitat-for-humanity-greater-san-francisco-home-repairs-improvements-marin/">https://habitatgsf.org/habitat-for-humanity-greater-san-francisco-home-repairs-improvements-marin/</a>
<b>Funding for Affordable Housing</b>	Increase funding for affordable housing through the City's Affordable Housing Trust Fund and other sources.	12/31/2031	6th Cycle	In Progress	In June, the City Council awarded a total of \$600,000 from the City's Affordable Housing Trust Fund to support three affordable housing projects, including an acquisition, a rehabilitation, and new construction.	Units	90	Resolution 15438 <a href="https://publicrecords.cityofsanrafael.org/WebLink/DocView.aspx?id=40847&amp;dbid=0&amp;repo=CityofSanRafael">https://publicrecords.cityofsanrafael.org/WebLink/DocView.aspx?id=40847&amp;dbid=0&amp;repo=CityofSanRafael</a>

<b>Affordable Housing Requirements for Residential and Commercial Development</b>	Maintain affordable housing requirements for market-rate residential and commercial developments. Monitor the effectiveness of the City's affordable housing policy and periodically revise to reflect changing housing market conditions.	12/31/2031	6th Cycle	In Progress	The City continues to apply affordable housing requirements to new development projects. From Dec 2024 thru Jan 2026, the City entitled 231 inclusionary BMR rental units and 15 inclusionary BMR ownership units. In 2025, market-rate residential developers began using concessions provided through State Density Bonus Law to waive City affordable housing requirements. Staff anticipate presenting to the Council on this topic in 2026.	Units	246	<a href="https://www.cityofsanrafael.org/for-developers/">https://www.cityofsanrafael.org/for-developers/</a> <a href="https://www.cityofsanrafael.org/major-planning-projects-2025/">https://www.cityofsanrafael.org/major-planning-projects-2025/</a>
<b>Pro-Housing City Designation</b>	Apply for designation as a "Pro-Housing City" by the State of California.	12/31/2023	6th Cycle	Not Yet Started	Task deferred due to capacity constraints. Staff has been focused on processing residential development applications, resulting in the approval of thousands of new homes.	Other		None
<b>Air Rights Strategic Plan</b>	Develop an official City process for developing housing in air rights on municipally-owned sites, including Downtown municipal parking lots. The process should support and promote public-private partnership opportunities that result in new housing on these sites.	12/31/2030	6th Cycle	In Progress	In Dec 2023, the City issued a Request for Proposals for development of affordable housing on a City-owned property at 519 4th St. Through that process, the City Council adopted Resolution 15286 to declare the property as surplus land in compliance with the California Surplus Lands Act and selected Abode Housing Development (Abode) as a development partner. The City and Abode entered into an Exclusive Negotiating Agreement in Sept 2024. Abode proposes to construct 56 affordable apartments, with 28 units (50%) set aside for permanent supportive housing and people experiencing homelessness. In 2025, Abode secured funds necessary to develop a complete planning package to secure entitlements, including \$200k from the City.	Units	56	<a href="https://www.cityofsanrafael.org/519-4th-street-housing-development/">https://www.cityofsanrafael.org/519-4th-street-housing-development/</a>

<b>Precise Plan for North San Rafael</b>	Prepare a Precise Plan (or equivalent planning document) for the North San Rafael Priority Development Area (PDA).	12/31/2027	6th Cycle	In Progress	In 2025, staff drafted a Request for Proposals (RFP) for a consultant team to prepare the neighborhood plan for the PDA. The RFP was issued in Feb 2026 with responses due in March.	Other		<a href="https://www.cityofsanrafael.org/request-for-proposals-rfp-northgate-specific-plan/">https://www.cityofsanrafael.org/request-for-proposals-rfp-northgate-specific-plan/</a>
<b>Precise Plan for Southeast San Rafael</b>	Prepare a Precise Plan (or an equivalent planning document) for the Southeast San Rafael Priority Development Area (PDA).	12/31/2027	6th Cycle	In Progress	In 2025, staff issued a Request for Proposals (RFP) and selected a consultant team to prepare the neighborhood plan for the PDA. In 2026, the consultant has been selected and the creation of the Plan is underway.	Other		<a href="https://www.cityofsanrafael.org/rfp-southeast-san-rafael-specific-plan/">https://www.cityofsanrafael.org/rfp-southeast-san-rafael-specific-plan/</a>
<b>Accountability Reporting</b>	Provide periodic updates on progress toward Housing Element implementation and other City Council and community housing priorities.	12/31/2031	6th Cycle	Continuous	In 2025, staff presented the Housing Element Annual Progress Report and Strategic Plan Update during regular City Council meetings. Annual Progress Reports are posted on the City's website.	Meetings	2	<a href="https://www.cityofsanrafael.org/meetings/city-council-march-17-2025-special-regular/">https://www.cityofsanrafael.org/meetings/city-council-march-17-2025-special-regular/</a> <a href="https://www.cityofsanrafael.org/annual-progress-reports/">https://www.cityofsanrafael.org/annual-progress-reports/</a>
<b>Monitoring and Marketing of Housing Opportunity Sites</b>	Maintain capacity to meet the RHNA at all times during the 2023-2031 planning period and add new sites as opportunities arise. Make the list of housing opportunity sites (Appendix B) available to prospective developers and the public.	12/31/2031	6th Cycle	Continuous	Staff continues to monitor RHNA capacity - recently entitled projects have exceeded Housing Element unit estimates. Appendix B is available on the City's website. City staff regularly meet with developers to discuss potential sites.	Other		<a href="https://www.cityofsanrafael.org/housing-element-2031/">https://www.cityofsanrafael.org/housing-element-2031/</a>
<b>By Right Development Along Commercial Corridors</b>	Develop a list of sites located along commercial corridors that could be prime for by right development under Assembly Bill 2011 (AB 2011).	12/31/2025	6th Cycle	Not Yet Started	Task deferred due to capacity constraints. Staff has been focused on processing residential development applications, resulting in the approval of thousands of new homes.	Other		None
<b>Objective Design Standards for Multi-Family Housing</b>	Adopt objective design and development standards (ODDS) to expedite project approvals for all "by right" multifamily housing projects.	12/31/2023	6th Cycle	In Progress	The City Council adopted preliminary ODDS in Spring 2024. Staff continues to evaluate and plans to bring forward a refined version of the ODDS for City Council consideration.	Other		<a href="https://www.cityofsanrafael.org/meetings/city-council-march-18-2024/">https://www.cityofsanrafael.org/meetings/city-council-march-18-2024/</a>

<p><b>Accessory Dwelling Units (ADUs)</b></p>	<p>Expand resources and reduce barriers for the construction of ADUs and Junior ADUs (JADUs) in San Rafael neighborhoods.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Since April 2024, Marin jurisdictions have contracted with the ADU Center to support Marin homeowners interested in constructing ADUs through one-on-one feasibility consultations and access to informational webinars and a list of recommended vendors. Countywide, the program has facilitated 316 consultation inquiries and delivered 181 individualized reports, with 126 consultations and 67 reports completed in 2025 alone. Data indicates that approximately 75% of participants report moving forward with an ADU project following consultation. Additionally, over 70% of those who are moving forward are providing immediate housing for a relative or rental housing. San Rafael residents accounted for 15% of consultations in Marin (19 in 2025).</p>	<p>Other</p>	<p>19</p>	<p><a href="https://aducenter.org/">https://aducenter.org/</a></p>
<p><b>Lot Splits and Duplexes</b></p>	<p>Implement Senate Bill 9 (SB 9) regulations and update the City's website with information to support property owners pursuing lot splits and duplexes on qualifying single-family lots.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Lot Splits and Duplexes has been implemented. Staff developed a checklist for SB 9 Development Submittal Requirements that is publicly available online and continues to track data on the number of SB 9 applications and the number of units created through these applications.</p>	<p>Other</p>		<p><a href="https://storage.googleapis.com/proudcity/sanrafaelca/2024/10/SB-9-Supplemental-Questionnaire_2024.pdf">https://storage.googleapis.com/proudcity/sanrafaelca/2024/10/SB-9-Supplemental-Questionnaire_2024.pdf</a></p>
<p><b>Housing on Institutional and Religious Properties</b></p>	<p>Support housing development on institutional and religious properties.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In October, staff attended North Bay Sacred Land, Shared Futures event to build relationships with faith-based leaders and better understand opportunities to partner on housing development projects.</p>	<p>Meetings</p>	<p>1</p>	<p><a href="https://siliconvalleyathome.org/event/abag-presents-sacred-land-shared-futures/">https://siliconvalleyathome.org/event/abag-presents-sacred-land-shared-futures/</a></p>

<b>Conversion of Residential and Non-Residential</b>	Discourage conversion of residential units to non-residential uses, and limit loss of rental housing stock. Encourage conversion from commercial/office space to residential use.	12/31/2031	6th Cycle	Continuous	Eden Housing adapted a vacant office building into 41 housing units. Staff continued to enforce the City's existing condominium conversion regulations that prohibit the loss of rental housing stock when the vacancy rate is below 5 percent.	Units	41	<a href="https://library.municode.com/ca/san_rafael/codes/code_of_ordinances?nodeId=TIT15SU_CH15.12CO_15.12.080COREUNCO">https://library.municode.com/ca/san_rafael/codes/code_of_ordinances?nodeId=TIT15SU_CH15.12CO_15.12.080COREUNCO</a>
<b>Preservation of At-Risk Housing</b>	Protect affordable housing options, including affordable housing units in subsidized projects that are at risk of reverting to market rate rents during the planning period.	12/31/2031	6th Cycle	Continuous	Units at 400 Canal St were preserved as affordable through BAHFA's Welfare Tax Exemption Preservation Program, with 94 unit households participating. The City maintained rent stabilization for over 400 spaces across two mobile home parks. Staff's application was selected to be part of a statewide public sector learning cohort focused on preservation of unsubsidized small to medium multifamily properties.	Other		<a href="https://enterprisecommunity.org/community-highlights/california-public-agencies-begin-yearlong-training-housing-preservation">https://enterprisecommunity.org/community-highlights/california-public-agencies-begin-yearlong-training-housing-preservation</a>
<b>Monitoring the Status of BMR Units</b>	Monitor the status of affordable units created through local inclusionary housing requirements to ensure that they are occupied by qualifying households and rented or sold at affordable rates.	12/31/2031	6th Cycle	Continuous	The City continued its agreement with Marin Housing Authority for monitoring of BMR ownership and rental units.	Units	891	<a href="https://www.cityofsanrafael.org/meetings/economic-development-housing-subcommittee-february-17-2026/">https://www.cityofsanrafael.org/meetings/economic-development-housing-subcommittee-february-17-2026/</a>
<b>Housing Resources for Older Adults</b>	Begin to implement Age-Friendly San Rafael Strategic Plan recommendations.	12/31/2031	6th Cycle	In Progress	In 2025, Aegis Living San Rafael opened at 800 Mission, providing 103 units of housing for older adults. In 2024, Vivalon Healthy Aging Campus opened at 999 Third St, providing 66 new units of affordable housing for older adults.	Units	103	<a href="https://www.cityofsanrafael.org/800-mission-ave-aegis-senior-living-now-open/">https://www.cityofsanrafael.org/800-mission-ave-aegis-senior-living-now-open/</a>
<b>Adaptable and Accessible Housing</b>	Create additional housing resources for persons with disabilities, including developmental disabilities.	12/31/2026	6th Cycle	In Progress	Provide CDBG funding to Marin Center for Independent Living for its Residential Access Modification Program, which provides home modifications such as ramps, grab bars, and stair lifts to increase accessibility and housing stability for residents with disabilities.	Other		<a href="https://storage.googleapis.com/proudcity/sanrafaelca/2025/04/6.a-Community-Development-Block-Grant-CDBG.pdf">https://storage.googleapis.com/proudcity/sanrafaelca/2025/04/6.a-Community-Development-Block-Grant-CDBG.pdf</a> <a href="https://www.marincil.org/services/#home-modifications-accessibility">https://www.marincil.org/services/#home-modifications-accessibility</a>

<b>Residential Care Facilities and Non-Licensed Group Homes</b>	<p>Facilitate the development of large and small residential care facilities and non-licensed group homes in San Rafael.</p> <ul style="list-style-type: none"> <li>- Add definitions for "group home, unlicensed" and "group home, licensed (e.g., residential care facilities)" to the zoning code. The definitions should ensure that unlicensed group homes in single family zones are treated the same as other single family uses.</li> <li>- Amend the Municipal Code to eliminate the distinction between regulations for licensed care facilities serving persons with disabilities and other licensed care facilities.</li> <li>- Adopt objective standards for large residential care facilities, and a by-right approval process for higher density zones (including mixed use zones) so that the permitting of these facilities is expedited in higher-density zoning districts.</li> </ul>	12/31/2027	6th Cycle	In Progress	<p>In 2024, Planning Commission approved a developer's request to convert an entitled multifamily project at 1515 4th St to a Residential Care Facility for the Elderly with 183 units.</p> <p>Staff is currently drafting amendments to Title 14 to add definitions, address the distinction between between licensed care facilities and other licensed care facilities as well large residential care facilities. Anticipated approval of new language is slated for summer of 2026.</p>	Units	183	<a href="https://www.cityofsanrafael.org/1515-fourth-st/">https://www.cityofsanrafael.org/1515-fourth-st/</a>
<b>Affordable Housing for Large Families</b>	<p>Create incentives that result in a larger percentage of apartments that are three bedrooms or more in affordable housing developments.</p>	12/31/2031	6th Cycle	In Progress	<p>Provision of units for larger families continues to be a scoring consideration for the City's Notice of Funding Availability for the Affordable Housing Trust Fund.</p>	Other		<a href="https://www.cityofsanrafael.org/historical-funding-opportunities/">https://www.cityofsanrafael.org/historical-funding-opportunities/</a>
<b>Review of Development Fees and Waiver/Deferral Policies</b>	<p>Review and update the master fee schedule periodically to reflect the costs of delivering City services and to reduce fee burdens for affordable housing projects, where possible.</p>	12/31/2025	6th Cycle	In Progress	<p>To encourage production of affordable housing, the City does not assess its Traffic Mitigation Fee for affordable housing units. Additionally, affordable housing developers may request planning and building fee waivers for City Council consideration.</p>	Other		<p>Resolution 14983  <a href="https://publicrecords.cityofsanrafael.org/WebLink/DocView.aspx?id=33646&amp;dbid=0&amp;repo=CityofSanRafael">https://publicrecords.cityofsanrafael.org/WebLink/DocView.aspx?id=33646&amp;dbid=0&amp;repo=CityofSanRafael</a> </p>
<b>Follow-Up to Developer Forums</b>	<p>In response to feedback received during past developer and community forums, provide updates on the changes made to reduce costs, time delays, and other barriers to housing development. Measure the success of these changes.</p>	12/31/2025	6th Cycle	Continuous	<p>San Rafael has significantly decreased the processing times for development projects - the time from submittal to final action has gone from years to months, even as the depth of review and overall complexity of legal mandates and timelines have gotten significantly more arduous. Community Development is processing more applications than the department has seen in the last 25 years and is getting better at processing them more efficiently.</p>	Other		None

<b>Incentives for Lot Consolidation</b>	Develop tools to facilitate the consolidation of small lots into larger, more developable sites, especially in Downtown San Rafael, including a voluntary merger process that allows two parcels to be combined into a single parcel, consistent with the Subdivision Map Act.	12/31/2027	6th Cycle	Not Yet Started	Task not yet due	Other		None
<b>Affordable Housing Incentives</b>	Implement State and local density bonus programs, including allowances for additional height and concessions and waivers to development standards for projects with affordable housing.	12/31/2024	6th Cycle	Continuous	In 2025, the Planning Commission approved four projects using State Density Bonus Law, totaling 543 units with 49 affordable units.	Units	543	<a href="https://www.cityofsanrafael.org/major-planning-projects-2025/">https://www.cityofsanrafael.org/major-planning-projects-2025/</a>
<b>Water and Sewer Priority</b>	Establish written procedures so that projects with affordable housing units are granted priority for water and sewer connections in the event of future service limitations.	12/31/2024	6th Cycle	Not Yet Started	In staff conversations with affordable and market-rate developers, developers often identify utilities as a key concern/obstacle. Staff has initiated conversations with water and sewer service providers to better understand their challenges and capacity and will use the information gathered to formulate recommendations on this topic.	Other		None
<b>Streamlining of Development Approval</b>	Implement measures to streamline the development approval process and reduce the time required between project proposal and project entitlement.	12/31/2027	6th Cycle	Continuous	The City complies with all State streamlining laws and continues to pursue categorical exemption for small and mid-sized projects. Additionally, the City's Inter-department Review Committee provides feedback to development teams at the pre-proposal stage. Staff is also currently drafting amendments to Title 14 to achieve this program. Anticipated approval of new language is slated for summer of 2026.	Other		None





<b>Jurisdiction</b>	San Rafael	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">checklist here</a> :  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity			123	123					Terra Linda Manor rehab completed 2025 - City residual receipts loan \$1M
Preservation of Units At-Risk			94	94					400 Canal Street conversion via BAHFA Welfare Tax Exemption Preservation Program
Acquisition of Units			15	15					6 units at 158-166A Park St (2025) - City grant \$250k 9 units at 1400 Lincoln Ave (late 2024) - City grant \$250k
Mobilehome Park Preservation									
<b>Total Units by Income</b>			232	232					









<b>Jurisdiction</b>	San Rafael	
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## ANNUAL ELEMENT PROGRESS REPORT

**Table K**

**Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No	
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>		
<b>Notes</b>		



