



# General Plan 2020 Five-Year Review

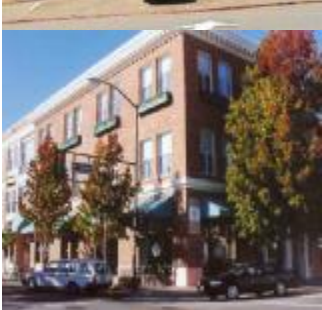
and

# Housing Element Update 2007-2014

# Agenda

- Purpose of the Community Meeting
  - *Feedback on general plan implementation since 2004*
  - *Comments on housing needs and issues for the Housing Element Update (due June 30, 2009)*
- Overview
  - General Plan 2020
  - Housing Element
- Q&A
- Survey (Report Card)





# General Plan 2020 Review

## *Program LU-1a: Five-Year Growth Assessment.*

*“As part of a five-year General Plan update, review San Rafael’s growth, traffic capacity, traffic mitigation list and traffic mitigation fee. Assess growth assumptions and modify land use and circulation policies as needed.”*



# General Plan 2020

***Life in San Rafael is cause for celebration.***



***We revere our natural setting... We are enriched by our diversity... We honor our historic roots ...***

***We are a vibrant community ... Our distinctive neighborhoods provide housing for people at all stages of life, at all income levels.***



***San Rafael's healthy economy... plays a key role in providing jobs, housing, safe and attractive neighborhoods and a well-maintained infrastructure.***



***San Rafael is a gathering place with exciting events ... cultural and entertainment venues ... the stage for a thriving arts community.***



***Our role as the economic, cultural, political, and social services center of Marin County is enhanced by excellent transportation that accommodates vehicles while encouraging walking and biking as safe, appealing and practical alternatives.***

***Small wonder that we are wont to exclaim: "We are living well in San Rafael."***





# General Plan 2020 Themes

- Keep San Rafael's 'hometown' character
- Foster San Rafael's accessible and responsive government
- Improve the appearance of neighborhoods
- Sustain the diversity of the local economy
- Increase the supply of housing
- Manage the traffic
- Treasure the open spaces



# General Plan 2020 Elements

## *Our Use of Land*

*Land Use*

*Housing*

*Neighborhoods*

*Community Design*



## *Our Foundation*

*Economic Vitality*

*Circulation*

*Infrastructure*

*Governance*



## *Our Quality of Life*

*Culture and Arts*

*Parks and Recreation*

*Safety*

*Noise*



## *Our Natural Resources*

*Open Space*

*Conservation*

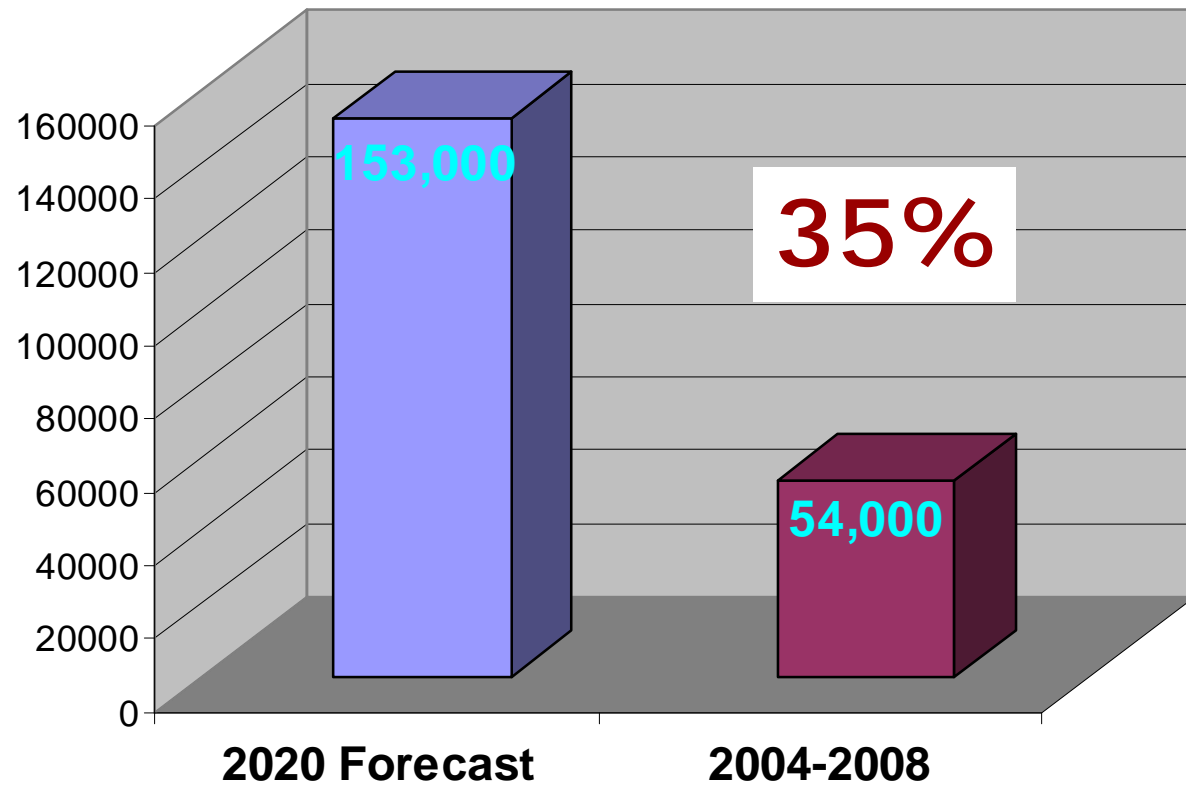
*Air and Water Quality*



# General Plan 2020 Review



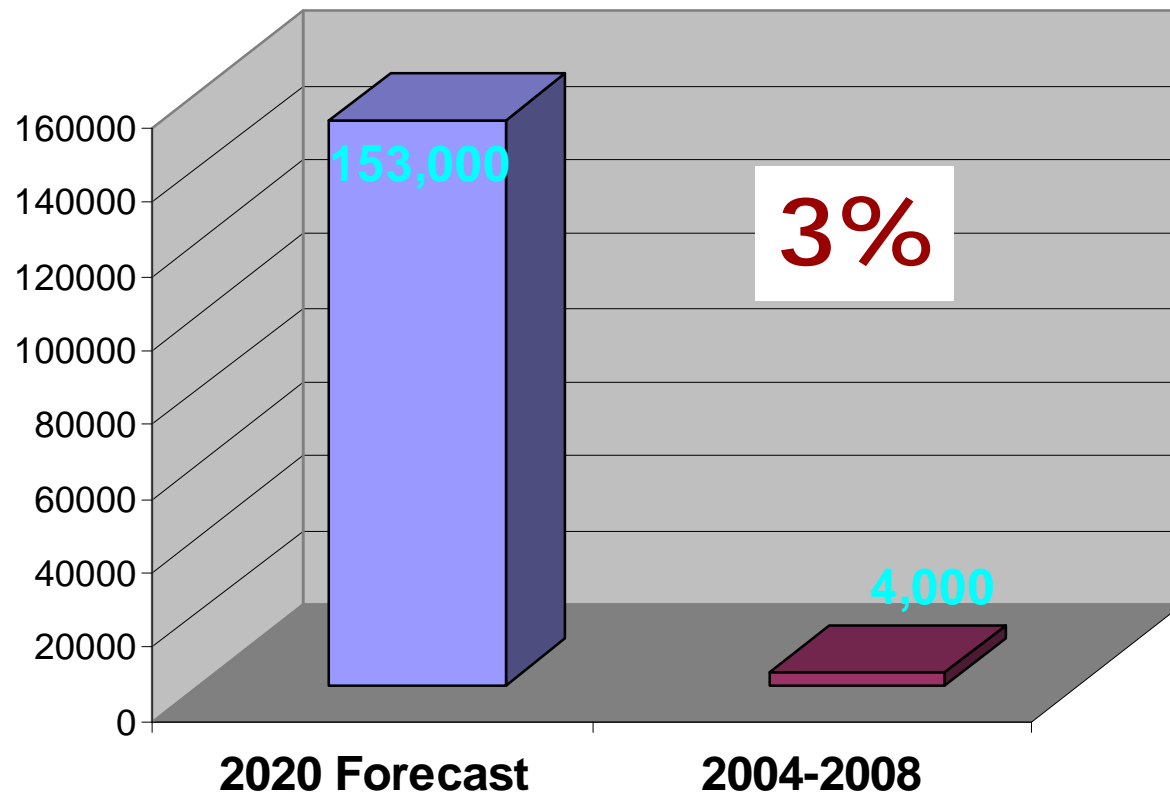
**New Commercial (Retail) Sq. Ft.**



# General Plan 2020 Review

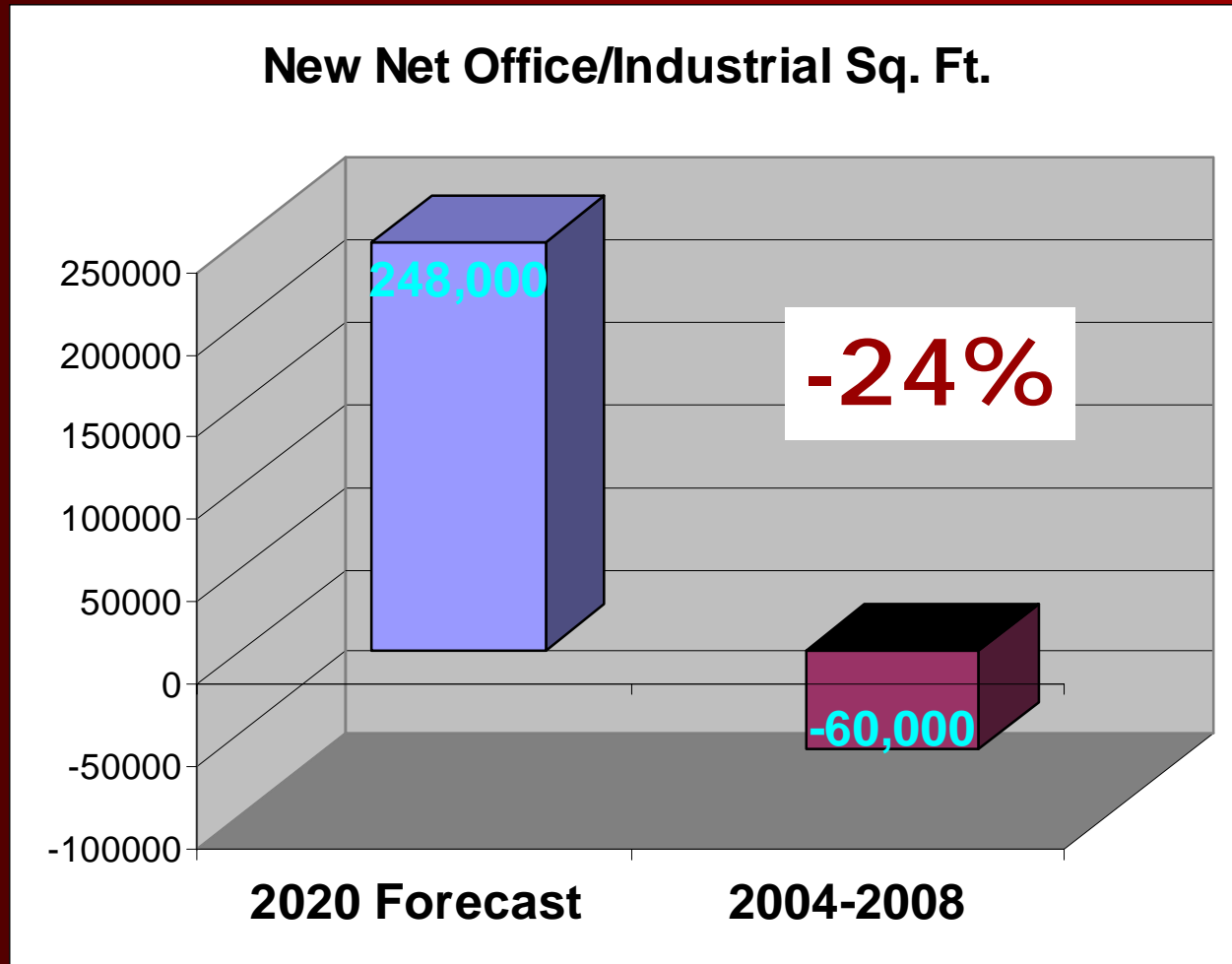


**New Net Commercial  
(with Northgate Mall demo)**



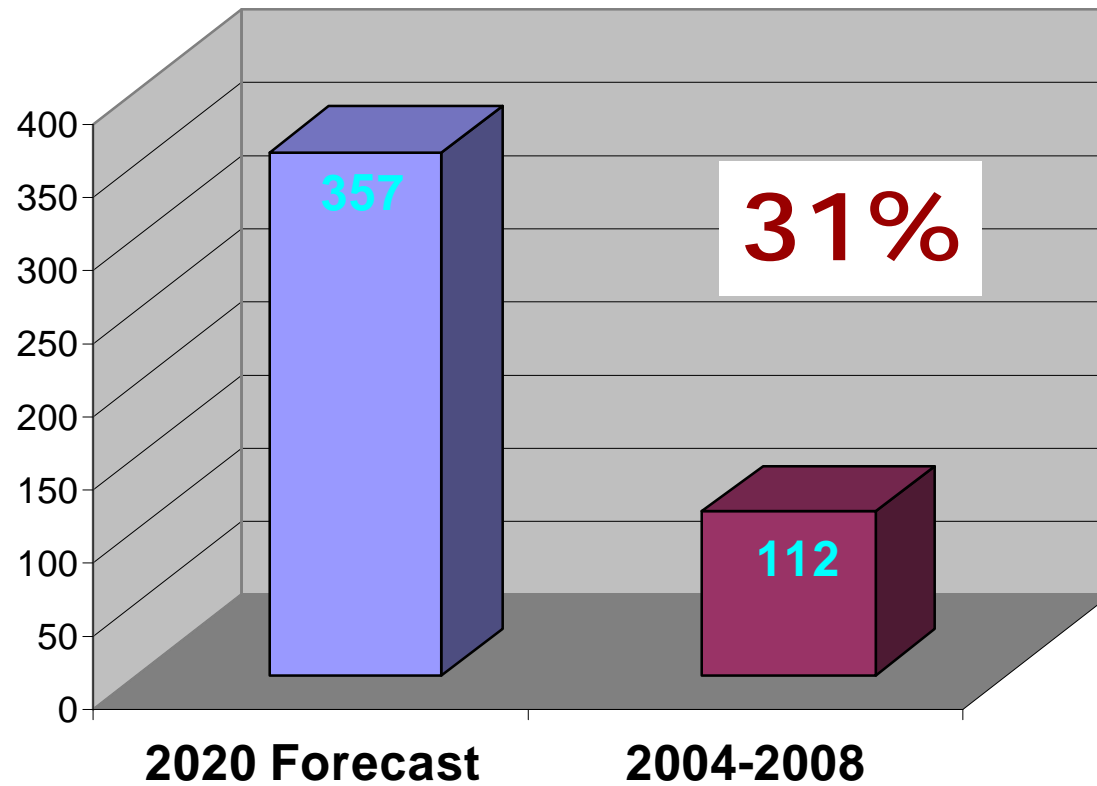


# General Plan 2020 Review

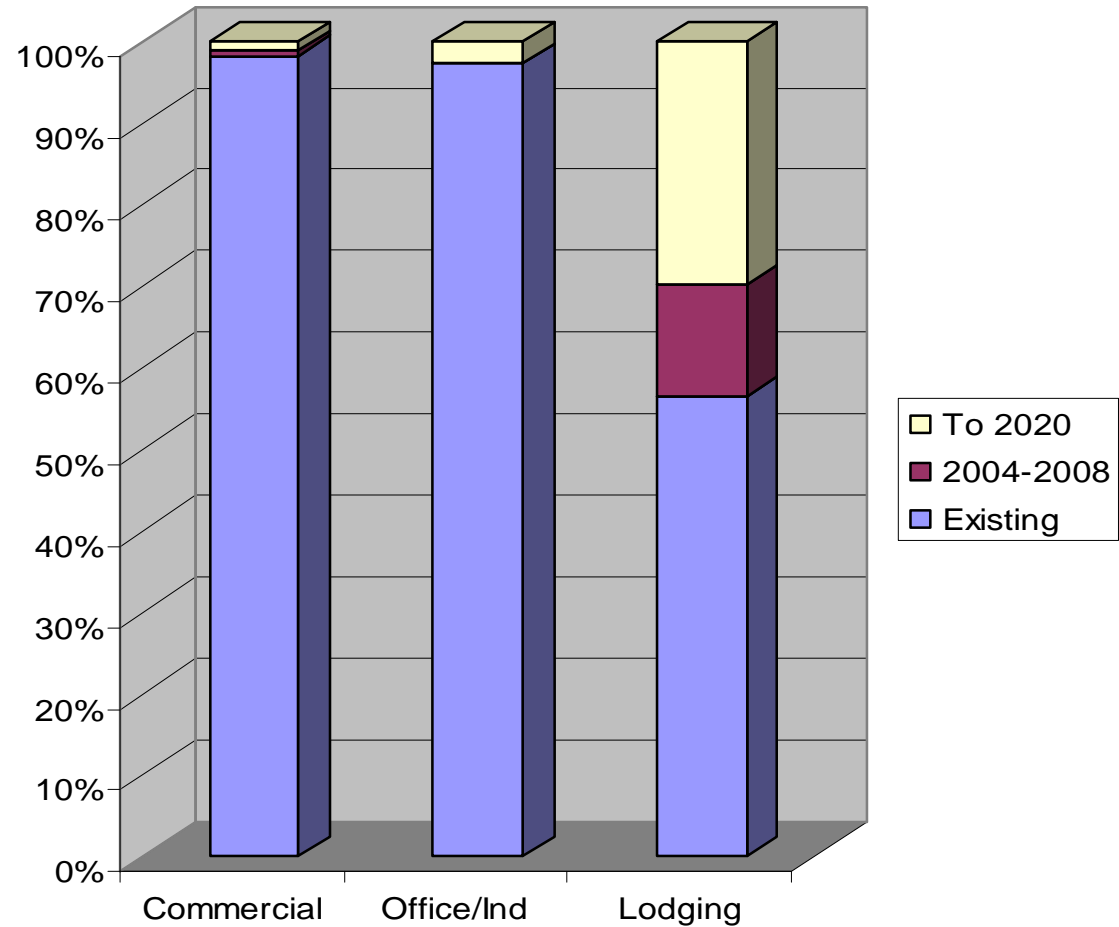


# General Plan 2020 Review

New Lodging (Hotel Rooms)



# General Plan 2020 Review





# General Plan 2020 Review

## Cleanup

- L Input from all implementing departments re: reprioritization, elimination or revision of policies and programs (that don't require an EIR)
- L Revise/clarify wetlands fill policy (CON-3)
- L Changing residential "gross" density limits to "net" density, consistent with Zoning Ordinance regulations





# General Plan 2020 Review

## New issues

- L Incorporate policy/program recommendations from Climate Change Action Plan
- L Incorporate policy/program recommendations from Critical Facilities Committee
- L Consider a “deminimus” traffic LOS exemption for the Bellam corridor
- L Consider deletion of PSP policy and program (LU-3 and LU-3a)



# Housing Element 2007-2014

What is the Housing Element?

Overview of Housing Element

San Rafael Today

Issues and Opportunities



# What is the Housing Element?

Part of the General Plan

Contents established by State Law  
and certification

Describes and responds to  
community needs

Has measurable objectives

Updated regularly

Critical to having an adequate  
General Plan



# Housing Element Requirements

- **Evaluation of previous Housing Element**
- **Housing needs assessment**, especially the City's share of regional needs for all economic segments of the community
- **Goals, Objectives and policies**
- **Identify adequate sites** - zoned and available within the 7-year housing timeframe to meet City's needs at all income levels
- **Examine constraints**
- **Identify action plan** to meet the community needs
- **Meet other State standards** and be consistent with other parts of the City's General Plan
- **Next update is due June 30, 2009**



# Housing Element 1999-2006

*Good news:*



STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT  
400 First Street, Suite 600  
F. B. Row Building  
Sacramento, CA 95833-0001  
(916) 227-2111  
FAX (916) 227-0812

July 18, 2008

Bob Brown, Director  
Community Development Department  
City of San Rafael  
1400 Fifth Avenue  
San Rafael, CA 94901

Dear Mr. Brown:

**RE: Review of the City of San Rafael's Conditional Compliance Issues**

This letter responds to your recent annual progress report outlining San Rafael's success in implementing housing programs (G, H1, H2, H3 and H3.1, pursuant to this Department's December 26, 2004 review of the 2004 adopted housing element.

With the implementation of the necessary programs, the City has satisfied the requirements of the Department's conditional compliance. San Rafael's housing element remains in full compliance with State housing element law (Article 10.8 of Government Code). The Department commends the City's leadership in implementing its housing programs including the adoption of various zoning provisions to promote infill, higher density and mixed-use development.

Again, the Department commends the City's efforts to increase housing development opportunities and compliance with housing element law. We welcome the opportunity to assist San Rafael in implementing its housing and land-use strategies. If you have questions or would like additional assistance, please contact Paul McDugal, of our staff, at (916) 322-1995.

Sincerely,  
  
Cathy E. Crowell  
Deputy Director

cc: Linda M. Jackson, Principle Planner, City of San Rafael

Unconditional approval of our 1999-2006 Housing Element by California Housing and Community Development Department



# Housing Element 1999-2006

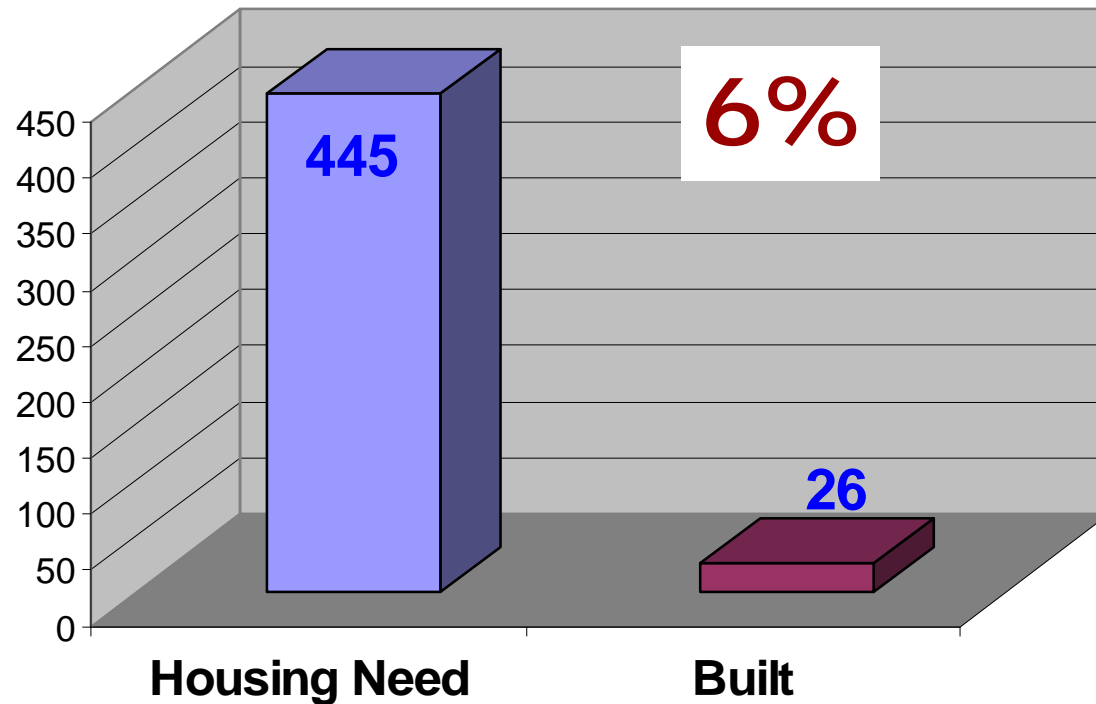
*Good news:*

Housing Element 1999-2006  
identified zoning capacity for  
over 5,000 units

# Housing Element 1999-2006

*Need vs. Production (1999-2006):*

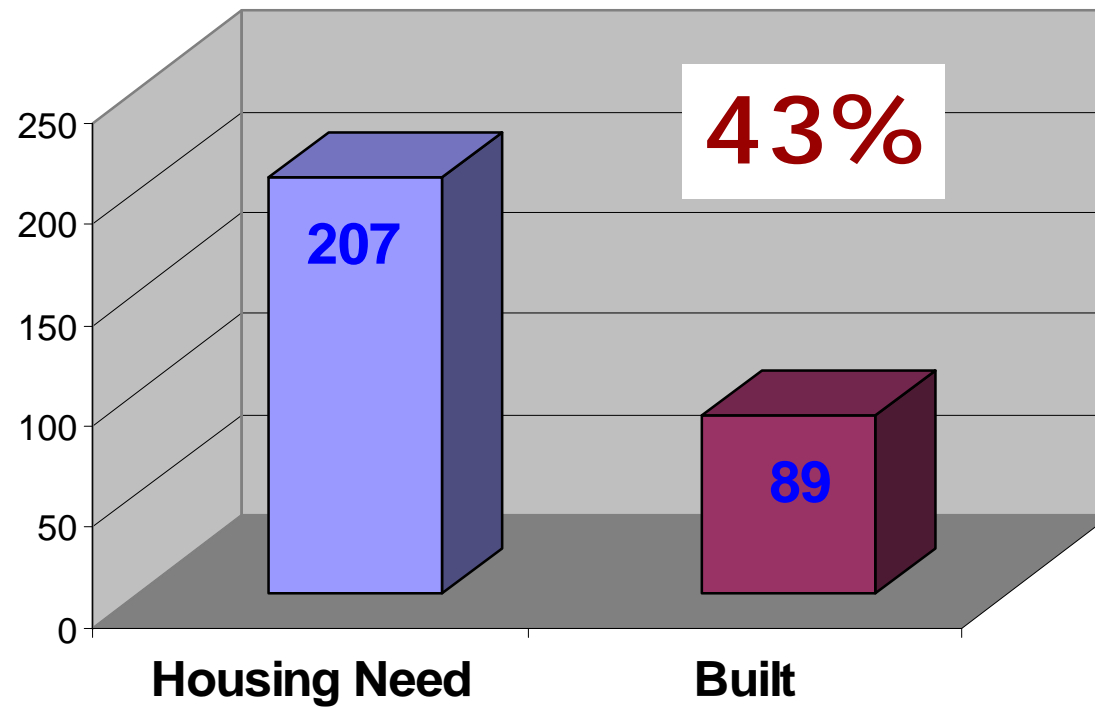
## Very-Low Income Units



# Housing Element 1999-2006

*Need vs. Production (1999-2006):*

## Low Income Units

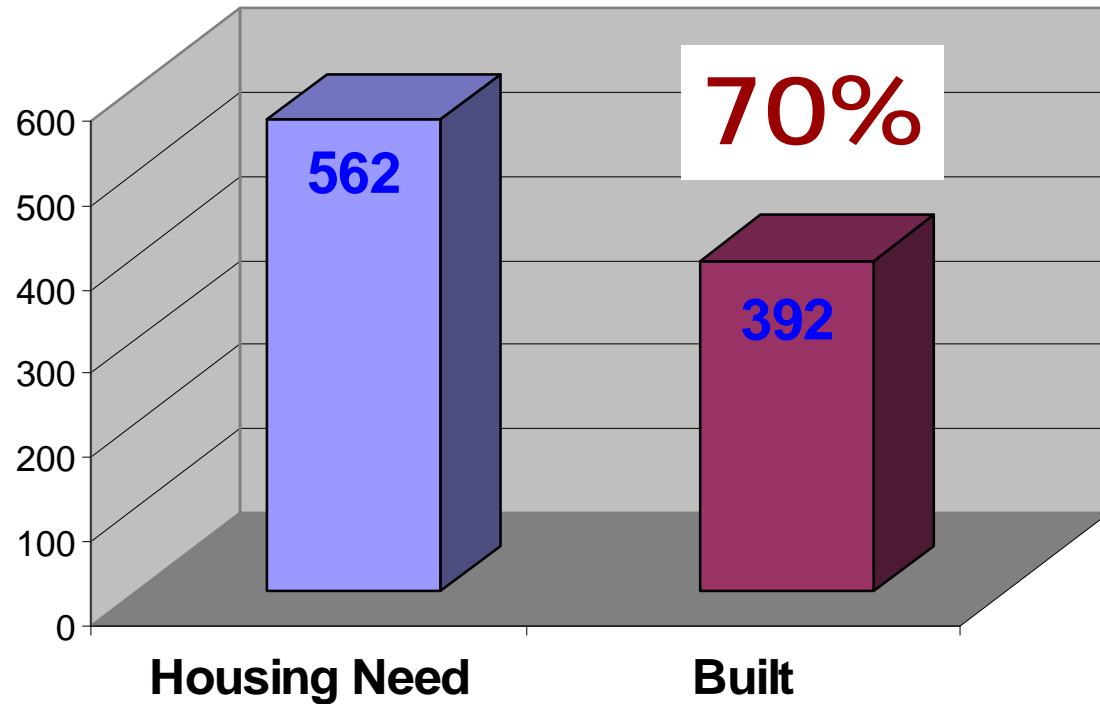




# Housing Element 1999-2006

*Need vs. Production (1999-2006):*

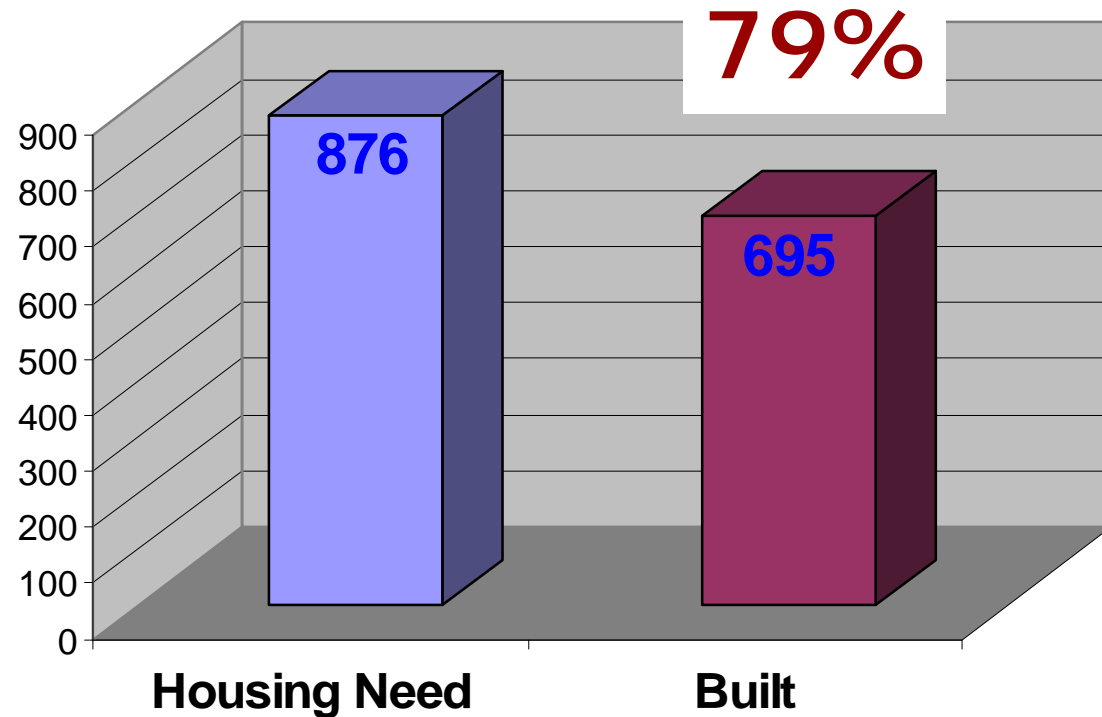
## Moderate Income Units



# Housing Element 1999-2006

*Need vs. Production (1999-2006)*

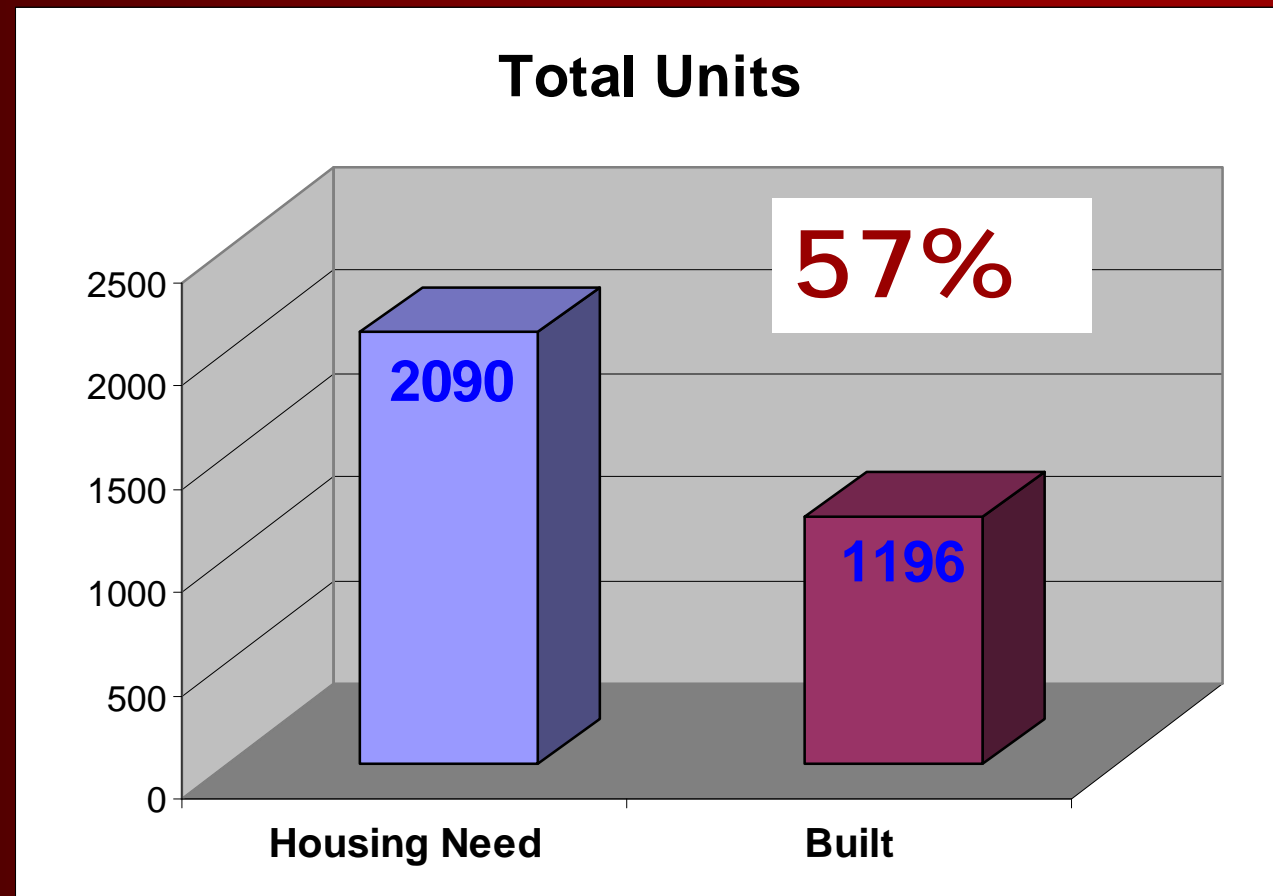
## Above-Moderate Income Units



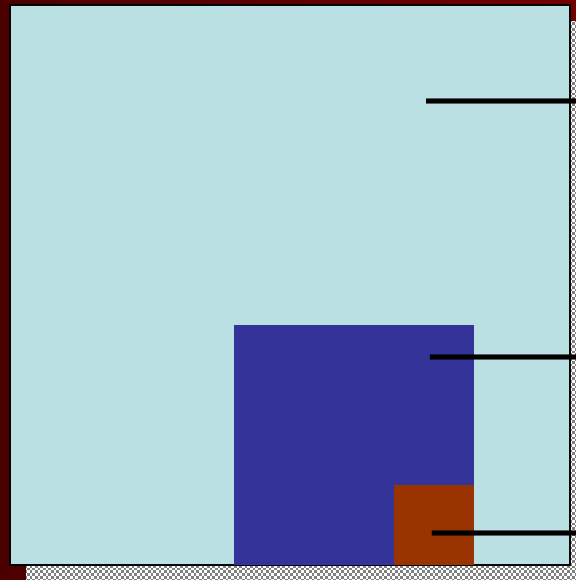


# Housing Element 1999-2006

*Need vs. Production (1999-2006):*



# What is our New Housing Need?



Bay Area = 214,500 units

Marin County = 4,882 units

San Rafael = 1,403 units

Final 2007-2014 Regional Housing Needs Allocation (RHNA) Adopted May 15, 2008





# Housing Element 2007-2014

*Good news:*



1999-2006  
Housing Need

**2,090**



2007-2014  
Housing Need

**1,403**





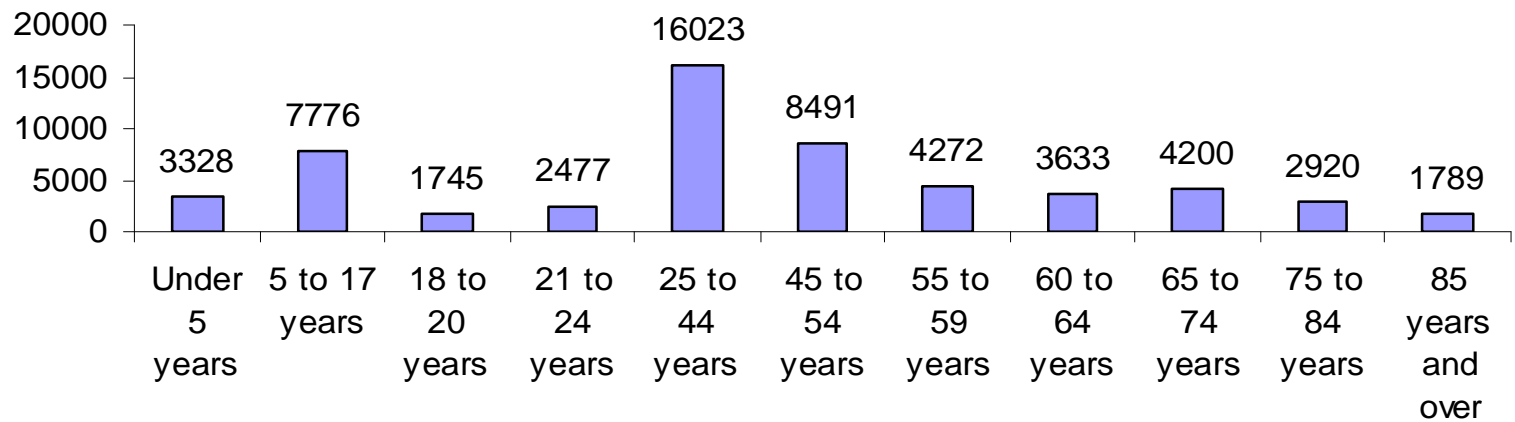
# Needs by Income Level

Income Category	1999-2006	2007-2014
Very low income (\$33,950 - \$56,550)	445	262
Low income (\$56,551 - \$90,550)	207	207
Moderate income (\$90,551 - \$114,000)	562	288
Above moderate (\$144,000 +)	876	646
<b>TOTAL</b>	<b>2,090</b>	<b>1,403</b>

# Population



Age of Residents (2008)



# Population

## Household Type

Category	Number	Percent
Family without kids	6996	31%
Family with kids	5780	26%
Single person	7187	32%
Nonfamily multiperson household	2408	11%

Source: US Census 2000





# Population

## Percent of Families Under the Poverty Level

Percent of Families Under the Poverty Level	6%
Percent of Female Headed Households Under the Poverty Level	17%
Percent of Families with Children Under the Poverty Level	19%

Source: US Census 2000



# Population

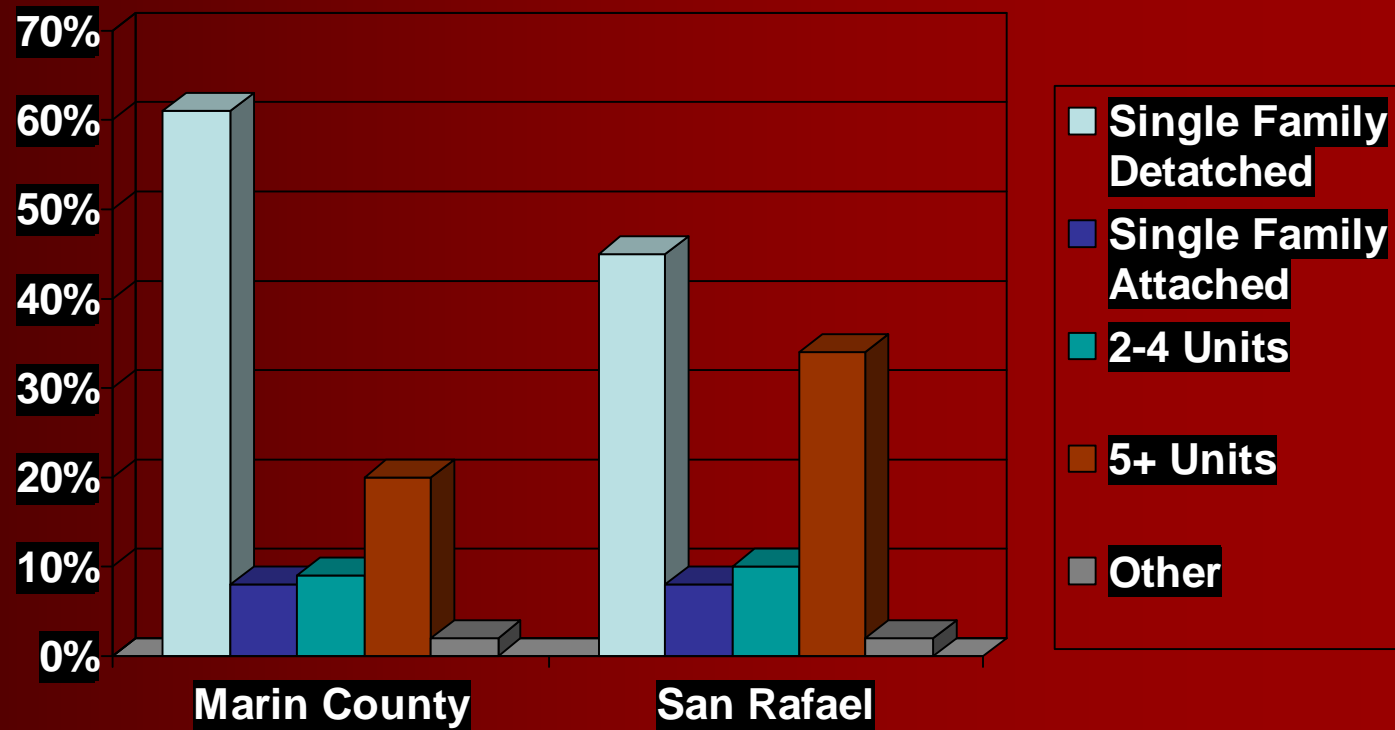
Cost Burden	Total Renters	Total Owners	Total Households
<b><u>Extremely Low Income</u></b>	<b>2382</b>	<b>601</b>	<b>2983</b>
<b>% with any housing problems</b>	<b>80.3</b>	<b>75.4</b>	<b>79.3</b>
<b>% Cost Burden &gt;30%</b>	<b>76.4</b>	<b>75.4</b>	<b>76.2</b>
<b>% Cost Burden &gt;50%</b>	<b>64.2</b>	<b>50.6</b>	<b>61.4</b>
<b><u>Very low income</u></b>	<b>1746</b>	<b>992</b>	<b>2738</b>
<b>% with any housing problems</b>	<b>91.1</b>	<b>49.1</b>	<b>75.9</b>
<b>% Cost Burden &gt;30%</b>	<b>77.7</b>	<b>49.1</b>	<b>67.3</b>
<b><u>Low Income</u></b>	<b>2,288</b>	<b>1,390</b>	<b>3,678</b>
<b>% with any housing problems</b>	<b>72</b>	<b>50</b>	<b>64</b>
<b>% Cost Burden &gt;30%</b>	<b>46</b>	<b>49</b>	<b>48</b>

Source: State of the Cities Comprehensive





# Housing Types



## Housing Types

Source: Department of Finance 2007

# Housing Needs (in 2000)

Young adults

Local employees

Families in overcrowded housing

People who are homeless

People with disabilities

Seniors on social security





# Housing Sites



NOT this

# Housing Sites



Downtown and Mixed Use



Second Units



Underdeveloped lots

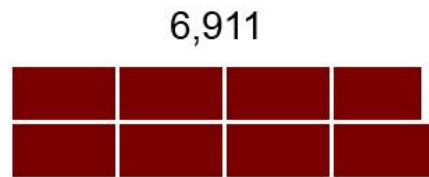




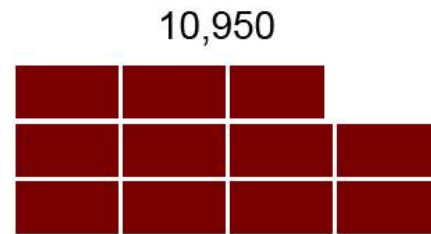
# Sustainability

## Pounds of Carbon Dioxide per Household per Year

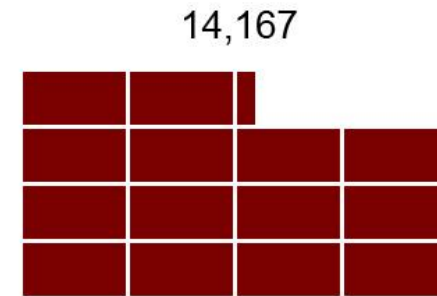
 = 1000 lbs of CO<sub>2</sub>



**Transit Oriented  
Development**



**Urban Development**



**Suburban  
Development**

### Assumptions and Sources:

Fuel efficiency of 21.4 miles per gallon (based on the 2000 Bureau of Transportation Statistics, average miles per gallon for US passenger cars in 1999). 20 vehicles miles traveled per day for TOD development and 30 miles for urban development, and 41 miles for suburban development (MTC, Report to Joint Policy Committee Meeting by Rachel Gossen, 11/23/2005). Conversion factor of .9467 lbs CO<sub>2</sub> per mile calculated by J. Abrams, Baird and Drisekll Community planning, based on Mobile Combustion CO<sub>2</sub> Emissions Calculation Tool, January 2005, Version 1.3, WRI-WBCSD GHG Protocol Initiative

Source: Department of Finance 2007





# Affordable Housing

§ Requires inclusion of affordable units within new residential developments:

<i>Project size</i>	<i>% Affordable Units</i>
2-10 units	10%
11-20 units	15%
21+ units	20%

§ Exemptions:

- Attached housing of four or fewer units
- Four or fewer units of < 1,800 sf





# Affordable Housing

## § Affordability level :

Ownership Projects	1/2 Moderate income 1/2 Low income
Rental Projects	1/2 Low income 1/2 Very-low income

§ Units are affordable for at least 40 years, which restarts with each resale

§ Fractional units  $\geq .5$  are rounded up; less than .5 can provide in-lieu fee

# Affordable Housing

- § Units are required to be interspersed in the new development project and of similar size and amenities.
- § In-lieu fee now at \$250,000 per required unit
- § 20% requirement and very-low income requirement pushes the economic envelope on project feasibility





# Affordable Housing

§ Requires inclusion of affordable units within new commercial developments:

- Projects with net square footage increase  $\geq 5,000$  sf
- Requirement based on ~20% of actual need:

<i>Project type</i>	<i># Affordable Units</i>
Office	1/~33,000 sf
Retail	1/~45,000 sf



# Affordable Housing

Rental administration by City staff

Ownership administration contracted to Marin Housing

850+ rental units in 30+ properties

116 ownership units

Restricted sales price for new ownership units for low income-\$160,000-180,000

Restricted sales price for new ownership units moderate income-\$230,000-260,000





# Redevelopment Agency

Conduit Bonds for Tax Exempt Financing

Downpayment Grants to low income households purchasing BMR units

Grants to Non Profits for purchase/rehab

C.A.S.H. Program

C.A.H.I.P. Program

Ritter Center, Mediation, Renters Rehab \$

Staffing & contract for BMR program

Code Enforcement Funding

CDBG & HOME oversight/coordination

Predevelopment and other technical assistance to developers

Community committees: MEHC, AHED,

Workforce Trust loan committee



# Housing Element 2007-2014

*Issues required to be addressed (changes in State law):*

**H** Analysis of housing needs for emergency shelters

**H** Allowance for permanent emergency shelters as a permitted use in some zoning district



# Housing Element 2007-2014

*Issues required to be addressed  
(changes in State law):*

**H** Analysis of housing needs for  
Extremely Low-Income  
Households (earning less than 30%  
of county median income level)

Example: one-person household with  
less than \$19,950 annual income,  
equivalent of a \$9.59/hour full-time job



# Housing Element 2007-2014

*Issues required to be addressed  
(changes in State law):*

**H** Counting of second units towards RHNA numbers based on second units created in the previous 7-year period





# Housing Element 2007-2014



*What's been approved...  
and not built:*



H Lafayette Bakery site

H Salute site



H Mission & Lincoln site

H Mission & Irwin site



H Loch Lomond site

# Housing Element 2007-2014

Countywide collaboration on preparation of Housing Workbook and with California Housing & Community Development Department staff





# Public Process

- City Council/Planning Commission subcommittee
- Focus Group meetings with members of the General Plan 2020 Steering Committee
- Community Meeting on December 2, 2008
- Planning Commission hearings
- City Council hearings (Adoption by June 30, 2009)

# December 2, 2008



- Q & A / Dialogue

- Report Card





# General Plan 2020 Five-Year Review

and

# Housing Element Update for 2007-2014