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SAN RAFAEL SAN RAFAELENOS

2023-2031 HOUSING ELEMENT UPDATE

Housing Element Update 2023-2031

Working Group Welcome Meeting

December 14, 2021 | 4:30 – 6:00pm PT

Our Team



Alicia Giudice
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Today's Presentation

- Housing Element Overview
- The Housing Crisis
- Current Housing Element
 (2015-2023)
- Update Process







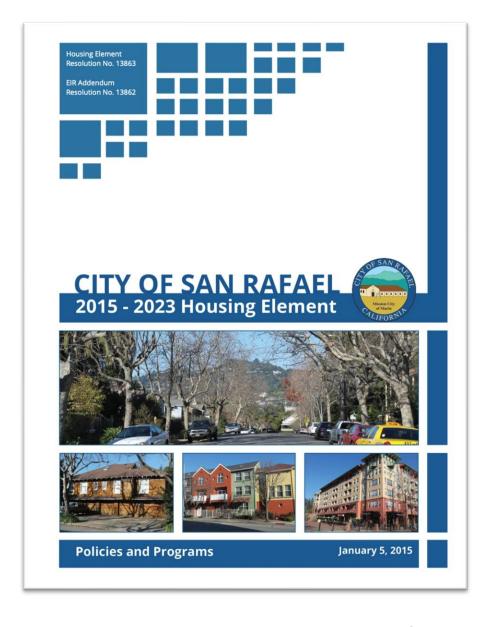


State Housing Element Law

- Established in 1969 as mandatory part of General Plan
- Requires jurisdictions to do "fair share" planning for adequate affordable housing
- Recognizes housing is critical need government and private sector must work to address
- Strengthened in recent years

What is our Housing Element?

A statement of our City's goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing





Regional Housing Needs Allocation (RHNA)

STATE

Identifies total number of units needed for each region of California

COUNCILS OF GOVERNMENT

Create a process to distribute the regional assignment to cities and counties.

LOCAL GOVERNMENTS

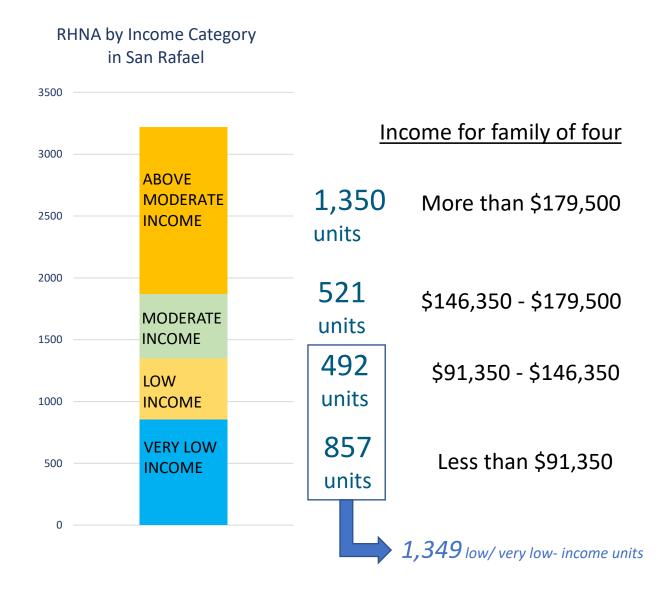
Must update their Housing Elements to show they can meet their assignments



Bay Area's 2023-2031 allocation: **441,176 units**

San Rafael's 2023-2031 allocation: 3,220 units

Assignment broken down by income group





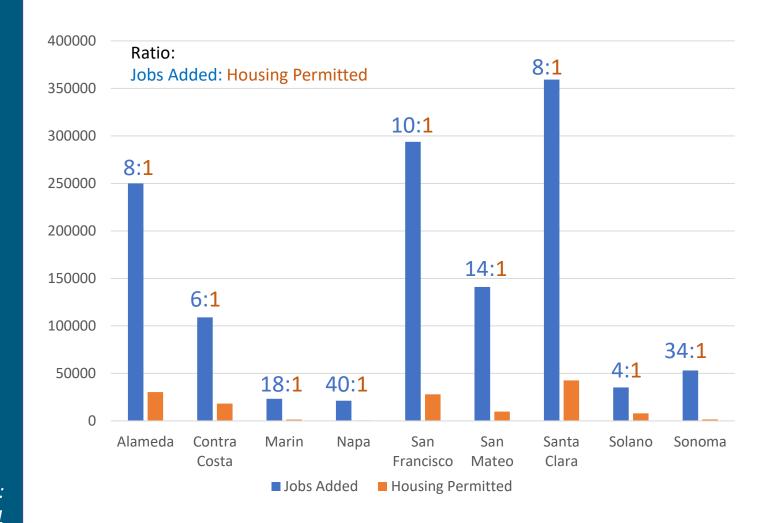


Housing affordability crisis

- Unprecedented housing affordability crisis
- Impacts all aspects of quality of life, including schools, access to opportunity, traffic, air quality, access to jobs and amenities
- Local governments subject to increased oversight and scrutiny
- Housing Element Law is one of main state levers (RHNA)

Bay Area job growth has vastly outpaced housing growth

Job and Housing Growth by County, 2010-2019



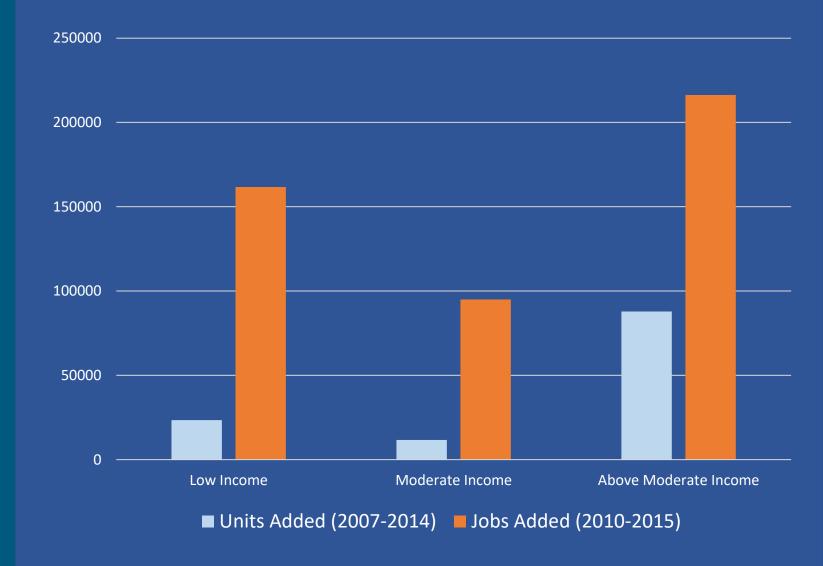
Source: CA Regional Economic Analysis Project, 2021 State of California Dept of Finance, 2021

It's not just a "tech boom"

Low-wage service industry jobs have been growing too

The gap between job growth and housing growth is greatest for low- and moderate- income workers

Job Growth vs Housing Production in the Bay Area, by income



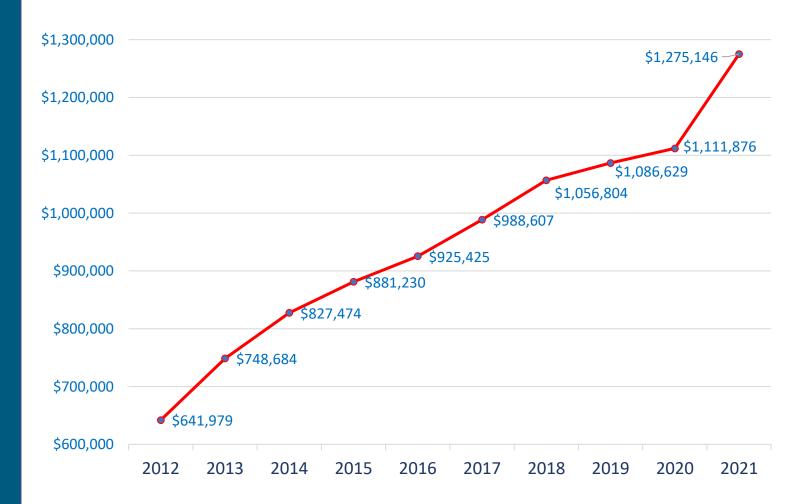
Source: ABAG/ MTC

Lack of supply means higher prices

The median price of a San Rafael home has <u>doubled</u> in the last nine years

Source: Zillow Home Value Index, 2021
Data is for June of each year

MEDIAN HOME SALES PRICE IN SAN RAFAEL, 2012-2021



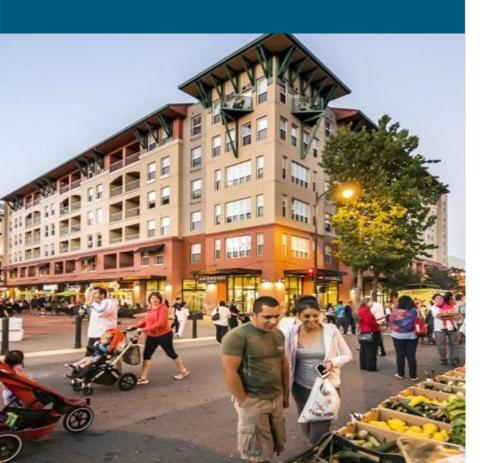
Our service workers can't afford to live here anymore

		The Part of the Pa			
STOP	The state of the s	OCCUPATION	AVERAGE ANNUAL INCOME	INCOME CATEGORY	% OF MONTHLY INCOME NEEDED TO AFFORD MEDIAN APT. RENT
M		Home health aid	\$34,470	Very Low	100+%
Y		Retail salesperson	\$37,750	Very Low	94%
Well of		Childcare worker	\$38,090	Very Low	92%
No.	的質人	Janitor	\$42,250	Very Low	84%
		Medical Assistant	\$53,960	Low	65%
207		Elem School Teacher	\$86,200	Low	41%
		Firefighter	\$109,480	Moderate	32%
		Control of the Contro			

Source for Salary Data: May 2020 – Bureau of Labor Statistics

Occupational Employment and Wage Estimates for San Francisco-Oakland Metropolitan Area

Benefits of Increased Housing Choices



- Young families can find a first-time home
- Our children and young adults can stay in the communities where they grew up
- Our elders have more options for retirement
- Workers can find homes near their jobs
- Shorter commutes mean less greenhouse gas emissions (and congestion)
- Our communities can be stronger and more balanced





Current strategies

- Preserve and strengthen neighborhoods so that they continue to improve over time.
- Be proactive in new housing so changes continue to enhance San Rafael, making it an ever-increasingly attractive place to be.
- Target resources for effective partnerships involving property owners, developers, neighborhoods, businesses, civic and service organizations, and the County to address housing needs.
- Foster land use patterns and densities that support lifestyles that rely less on carbon-based transportation.



Current goals

 Goal 3: To have a strong sense of community and responsibility in meeting housing needs

 Goal 4: To have an adequate housing supply and mix that matches the needs of people of all ages, income levels, and special requirements

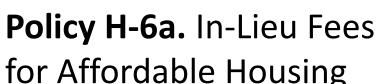
Our Current Housing Plan Structure

Goal 3: Housing Needs

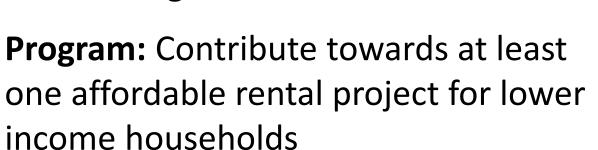
To have a strong sense of community and responsibility in meeting housing needs.

> Objective H-6. Funding for Affordable Housing

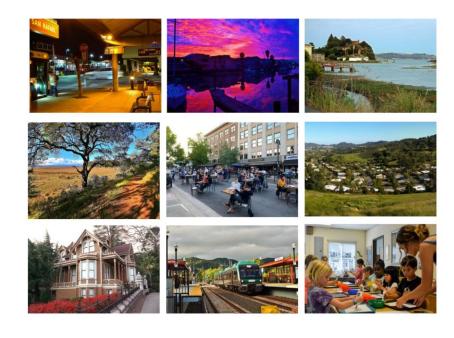
> > for Affordable Housing













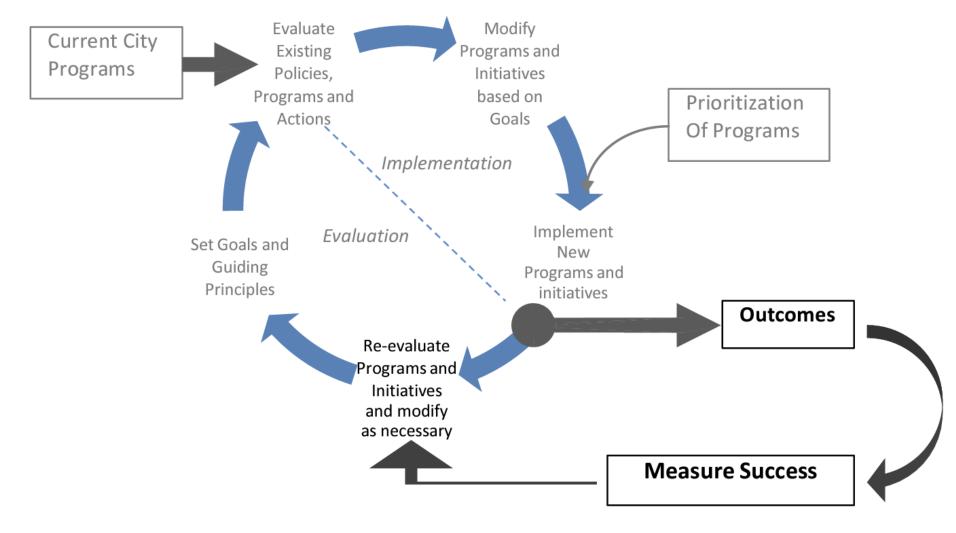
Adopted August 2, 2021



General Plan 2040

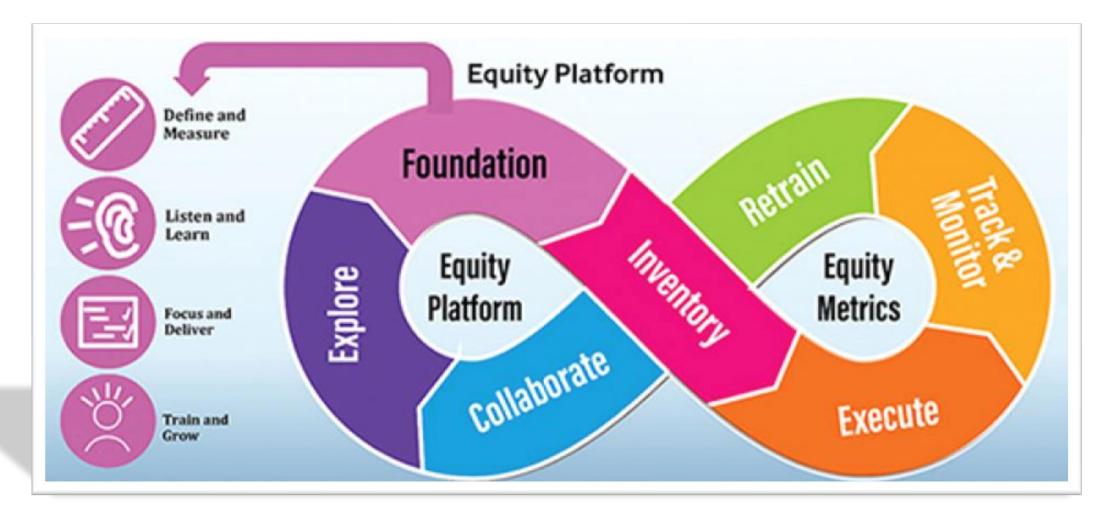
- Provides a shared vision for San Rafael's future, and a road map of policies and actions to make that vision a reality
- Created capacity for 4,400 units

Evaluating Outcomes, Measuring Success, Updating Our Plan





Centering Our Actions In Equity









Contents of the Housing Element

Evaluation of Prior Element

Constraints
Analysis

Resources Analysis

Needs Assessment

Sites Analysis

Affirmatively Furthering Fair Housing





Goals, Policies, Programs, and Objectives

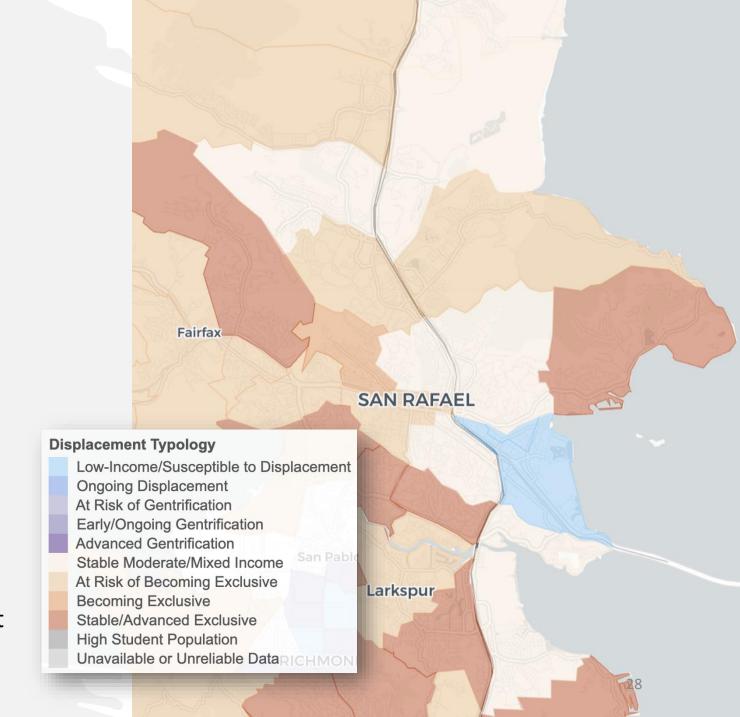


New requirements

- New Regional Housing Needs Assessment (RHNA) framework
- Considers existing need and projected need
- Actual RHNA housing production now relevant
- New requirements for RHNA site selection
- Retain enough sites under RHNA
- More penalties for non-compliance
- Affirmatively Further Fair Housing opportunities

Affirmatively Furthering Fair Housing (AFFH)

- Rooted in federal Fair Housing Act and struggles for racial equity and civil rights
- Required by both federal and state law
- Prohibits discrimination based on race, color, religion, national origin, sex, disability, family status, sexual orientation, gender identity, source of income, medical condition, age, genetic information, ancestry and marital status
- Requires jurisdictions to proactively advance the goals of the Fair Housing Act





Affirmatively Furthering Fair Housing

- Overcoming historic patterns of racial and ethnic segregation and exclusion
- Enabling a variety of housing forms and lifestyles
- Reducing barriers for protected classes
- Responding to the housing needs of different populations
- Improving opportunities for residents living in areas of concentrated poverty



How can our Housing Element achieve our goals?



- Educate residents on fair housing issues and requirements
- Identify and address barriers in high resource areas
- Incentivize affordable housing in high resource areas
- Include meaningful engagement reaching neighborhoods and groups historically excluded



Engaging Community

- Sharing information on our housing programs and goals
- Inviting input on what is working, what isn't, and what else is needed.
- Partnering with community organizations, and other departments
- Engaging all of us, so our 2023-2031 Housing Element is the collective vision of all of us!





Subscribe to updates at:

https://www.cityofsanrafael.org/housing-element-2031/



Your role as a Working Group Member

- Participate in meetings
- Review Goals, Objectives, Policies and Programs
- Provide guidance and recommendations for additional or amended policies
- Share programs that should be included
- Give feedback on the needs and constraints assessments



- Review final draft
- Help spread the word!



Working Group Meetings

<u>2021</u>

2022

Materials + Resources

www.cityofsanrafael.org/housing



<u>December 14</u>	Meet-and-Greet / Project Overview
January	Review existing Housing Element and major accomplishments; Discuss vision and goals
February	Review Housing Needs Assessment and Market Conditions; Discuss related policies + programs
March	Review Housing Constraints Analysis ; Discuss strategies to reduce development constraints
March (extra)	Review Sites Analysis ; Discuss housing sites inventory and related issues
April	Fair Housing Analysis; Discuss inequities and strategies to affirmatively further fair housing
May	Review Draft Housing Programs ; Provide feedback on "working draft" Housing Element

Adoption Process







Next steps:

Review library of resources

How to reach us if you have thoughts or questions:

- 415.485.3383
- housing@cityofsanrafael.org

