




Agenda Item No: 5.b
Meeting Date: March 21, 2022

SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Community Development

Prepared by: Ali Giudice, CD Director
Jacob Noonan, Housing Program Manager
Alexis Captanian, Housing Analyst

City Manager Approval: _____ 

TOPIC: ANNUAL PROGRESS REPORT (APR) ON HOUSING AND UPDATE ON CITY COUNCIL HOUSING POLICY PRIORITIES

SUBJECT: ANNUAL PROGRESS REPORT (APR) ON RESIDENTIAL DEVELOPMENT APPROVED AND BUILT IN 2021 AND IMPLEMENTING HOUSING ELEMENT PROGRAMS, INCLUDING AN UPDATE ON PROGRESS IMPLEMENTING CITY COUNCIL HOUSING POLICY PRIORITIES. CASE NO. P21-003

RECOMMENDATION:

- It is recommended that the City Council:
- a. Open the public hearing and accept comments; and
 - b. Accept report.

BACKGROUND:

Government Code Section 65400 requires local jurisdictions to prepare an Annual Progress Report (APR) on the status of the City’s Housing Element and the City’s progress in meeting its share of regional housing needs. A copy of the report must be submitted to both the Governor’s Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) by April 1st for the previous calendar year (January 1-December 31). Prior to submitting the report to HCD, the City is required to hold a public hearing on the APR to allow for public comment. Included with this report, staff has also provided an update on progress made towards implementing the City Council’s housing policy priorities as Attachment 2.

The APR is reported on [forms](#) prescribed by HCD. Prior to the 2018 reporting year, the APR forms were simpler, requiring the reporting of housing units approved (entitled) in the reporting calendar year, and progress on the implementation programs contained in the Housing Element. However, in response to changes in State housing laws, in 2020 the forms became far more complex. The APR now requires that the local jurisdictions itemize and report the number of housing units: a) submitted and deemed complete; b) approved/entitled; c) issued building permits; and d) built and issued final inspections for occupancy. Further, the APR requires reporting the type of housing unit and the level of affordability. As noted above, the APR also requires listing all housing programs outlined in the Housing Element and status of

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implementation of these programs. Lastly, the recent changes to the APR require that local jurisdictions report on housing development processed using the by-right housing approval process prescribed by Senate Bill 35 (SB 35). The APR now contains nine (9) reporting tables briefly described as follows:

1. Table A – Housing Development Applications Submitted. An “application” is a formal permit application submittal of a project for approval. This application is either for a discretionary entitlement (e.g., Environmental and Design Review, Use Permit), or where a ministerial process is solely required, such as an application for a building permit.
2. Table A2 – Annual Building Activity Report Summary. This table requires reporting all new housing construction, approved/entitled units, building permits issued, and built units issued a Certificate of Occupancy/final inspection.
3. Table B – Regional Housing Needs Allocation Progress. This table tallies the reporting year and prior year(s) of building permits issued for housing units under the current Regional Housing Need Allocation (RHNA) Planning Cycle (current cycle is 2015-2023). Permitted housing units are reported by their affordability (e.g., low-income, above moderate income/market rate). This table tracks the local jurisdiction’s progress towards meeting the RHNA. Table B contains the RHNA by income level and compares that number with total annual new housing units and housing units to date.
4. Table C – Properties Rezoned to Accommodate a Shortfall of Housing Need. State housing law requires that if the local jurisdiction approves a housing development on a housing opportunity site that results in fewer units than the number estimated for the site in the Housing Element, the shortfall of units must be made by rezoning another site to accommodate the shortfall. For the 2021 reporting year, the City was not required to rezone any site(s) to accommodate a shortfall of housing need.
5. Table D – Housing Element Program Implementation. This table requires that all Housing Element programs be listed and accompanied by a report on the progress of program implementation.
6. Table E – Commercial Development Bonus. This table allows for reporting of commercial development bonus for applications that include an agreement for partnered housing that contributes affordable housing through a joint project or two separate projects encompassing affordable housing. For the 2021 reporting year, the City did not approve any project involving a commercial development bonus.
7. Table F – Housing Units Rehabilitated, Converted from Non-affordable to Affordable and Preserved. This table allows the local jurisdiction to report housing units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved. For the 2021 reporting year, there were no housing units approved/built that meet this criterion.
8. Table G – City-owned Properties Sold, Leased or Otherwise Disposed. This table requires the local jurisdiction to identify any City-owned property that has been included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of during the reporting year. The City did not dispose of any such property during the 2021 reporting period.

9. Summary Table. This table 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 2021 reporting period.

ANALYSIS:

Staff has completed the APR for the 2021 calendar year. The APR tables are attached ([Attachment 1](#)). Staff will submit the report to HCD by April 1, 2022. The following is a summary of the City’s progress on housing approvals/entitlements, building permits issued and housing units completed for occupancy.

- As reported in Table A, a total of 22 housing development applications were submitted to the City and deemed complete in 2021. These completed applications included: 14 Accessory Dwelling Units (ADUs); seven (7) Junior Accessory Dwelling Units (JADUs); and one (1) four-unit development. The 7 JADUs and 5 of the ADUs qualified as low-income units due to size, as HCD allows accessory units that are less than 500 square feet in area to be reported for low-income (non-deed restricted) as rental prices for these units fall within the low-income rental rates.
- Table A2 data includes the following report for 2021:
 - a. Housing Units Entitled: 12 units
 - b. Building Permits Issued: 66 units
 - c. Units Built and Granted Final Occupancy: 103 units
 - d. Units Lost: 0 units
- RHNA (Regional Housing Needs Allocation) progress is presented in Table B (below):

Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	Total Units to Date
Very Low	Deed Restricted	240	2	-	-	1	-	4	-	39
	Non-Deed Restricted		-	-	-	-	-	-	32	
Low	Deed Restricted	148	10	5	-	1	-	2	1	76
	Non-Deed Restricted		4	-	7	22	6	7	11	
Moderate	Deed Restricted	181	-	-	-	-	-	-	-	11
	Non-Deed Restricted		10	-	-	1	-	-	-	
Above Moderate		438	94	21	20	14	22	69	22	262
Total RHNA		1,007								
Total Units			120	26	27	39	28	82	66	388

Note: Units serving extremely low-income households are included in the very low-income permitted unit totals.

As mentioned above, the tables use building permit issuance for the purposes of determining progress towards RHNA. The 66 units that were issued building permits in 2021 include the 32 units of permanent supportive housing currently under construction at 190 Mill Street. The development at 190 Mill Street is recorded as very low-income units, but were in fact approved as extremely low-income units. Please note that housing projects that have been approved/entitled are not necessarily 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. Entitlements were granted for the following key housing projects in 2019 and 2020, but are not yet counted toward the RHNA number as building permits for these projects were not issued in 2021:

- 703 Third Street (138 multi-family apartment units)
- 999 Third Street (BioMarin R&D + Whistlestop/EDEN Housing Senior Center and Housing – 68 low-income housing units for older adults)
- 350 Merrydale Road (45 townhome units)
- Northgate Walk (136 units)

Additionally, in early 2022 the City granted entitlement for a project of 192 residential units at Los Gamos Drive. Staff anticipates issuing building permits for these five projects in 2022 and 2023. While Table B only shows credit for 66 units, the City received completed applications for 25 units in 2021, getting us closer to reaching our RHNA goals.

➤ As reported in Table D, there are a number of Housing Element programs that are ongoing and serve to streamline housing development within the City and provide housing protections to vulnerable communities. The following are some key Housing Element programs that were part of the 2021 reporting period:

- **H11-b. & H16-a. Accessory Dwelling Units and Junior Accessory Dwelling Units.** In 2021, the City entitled and/or issued building permits for 21 ADUs/JADUs. The City completed final building inspections for 31 ADUs/JADUs. In late 2021, the City adopted a new ordinance applicable to both ADUs and JADUs and in compliance with recent changes in state law.
- **H-5a. Fair Housing Program.** In 2021, the City adopted temporary rent caps and initiated eviction protections to protect vulnerable tenants during the COVID-19 pandemic. In summer 2021, City staff distributed flyers to community members in two census tracts, informing them of renter protections that were in place and advising them of ways to seek rental assistance and legal advice around housing-related issues.
- **H-6a. Funding Sources.** The City continues to collect affordable in lieu fees for new residential and non-residential (commercial linkage fee) development, and the collected fees are held in an Affordable Housing Trust Fund. In late 2021, the City released a Notice of Funding Availability (NOFA) and is hoping to fund four affordable housing projects in 2022.
- **H-7b. Preserving Existing Rental Housing Affordable to Low Income Households At Risk of Conversion.** In 2021, the City Council entered into a ground lease agreement with an affordable housing developer that extended the affordability terms of a property at 855 C street for a period of 99 years. While this property was not at risk of converting in the near term, this ground lease agreement allowed the developer to apply for state and local funding for rehabilitation of the property and ensure long term affordability of this site and extended the term of affordability to 99 years.
- **H-9d. Housing for Extremely Low-Income Households.** In 2021, the City issued a building permit and construction began for the redevelopment of the Homeward Bound emergency

shelter at 190 Mill Street. The redevelopment includes 32 extremely low-income transitional housing units.

- **H-13a. Assisted Living.** In 2018, the City Council directed staff to complete a study of residential care and assisted living facilities to: a) determine their impact on the community (an aging community); and b) identify appropriate measure for affordable and/or inclusionary housing requirements. This study was initiated in 2021 and will be completed in 2022.
- **H-15a. Downtown Station Area Plan.** In 2021, the City adopted General Plan 2040 and the Downtown Precise Plan, which covers an area that is generally 1/2-mile around the Downtown SMART commuter rail station. The intent and goal of the Downtown Precise Plan is to develop and incorporate a form-based code as a tool to streamline the environmental and development review process for Downtown projects, particularly for new housing development. This Precise Plan incorporates the recommendations of the Downtown Station Area Plan and the Downtown Parking & Wayfinding Study. The latter study includes creative measures for reducing parking and parking cost. This Precise Plan includes, among others, the recommendation of the Parking & Wayfinding Study relative to non-residential parking standards, reduced parking standards for new residential development, and expansion of the existing Downtown Parking District.
- **H-18a. Inclusionary Housing Nexus Study.** In 2021, the City adopted revisions to the inclusionary housing requirements in an effort to stimulate housing construction. Changes include reducing the requirement for market rate housing projects from 20% to 10%. The City also partnered with the County of Marin and other cities/towns in Marin County to complete a study of the affordable housing in-lieu fee for new residential and non-residential (commercial linkage fee) projects. The study was completed in 2021 and the City will consider adjustments to the in-lieu fee in 2022.

City Council Adopted Policy Changes in 2021

On August 20, 2018, the City Council received an informational report on housing and directed staff to follow up on four specific topics and issues: renter regulations, short-term rentals, housing for an aging population, and challenges to the approval and development of housing. On September 3, 2019, the City Council received an additional informational report on the challenges to housing development. This second report presented 11 challenges and identified 13 potential solutions. On September 3, 2019, City Council directed staff to host public workshops on the recommendations in the report and to return with the input received from the community. The workshops were held on November 3 and November 14, 2019. Following the workshops, the City Council received informational reports on the challenges to approving and developing housing on [January 21, 2020](#), [September 8, 2020](#), [September 21, 2020](#), and [December 7, 2020](#). The City Council directed staff to proceed with drafting code amendments and policy documents that serve to remove barriers to housing development. The City Council identified key areas for staff to focus on. Attachment 2 provides an update on the status of those areas of focus, as well as description of additional policies and ordinances that address housing and renter protections that were adopted since the December 2020 report.

On February 16, 2021, the City Council adopted an amendment to the Affordable Housing [Ordinance 1990](#) and associated Resolutions [14890](#) and [14891](#). The amendment adjusted the affordable housing obligation for residential projects and updated the City's density bonus regulations to align with state law. These changes contribute to the City Council's overarching goal to remove barriers to housing development and will be evaluated over time to determine effectiveness in measurably increasing housing development within the City. The changes to the affordable housing obligation allowed for a reduction in the total affordable housing obligation from 20% down to 10% of total market rate units and allowed housing development projects of over 15 units the option to pay an in-lieu fee as an option to meeting 5% of the required units. The ordinance allowed applicants with approved projects at the time of adoption of the ordinance an opportunity to request a modification of the affordable housing

requirements to allow payment of in lieu fee. Since that time the city has received a request for modification to the affordable housing obligation for the project at 350 Merrydale. This project requested approval to pay the in-lieu fee instead of constructing 2.5 of the required units. This resulted in an obligation to pay \$859,922.50

Through the 2021 Affordable Housing NOFA, which was the most recent funding award to affordable housing developers, the City has been able to fund affordable housing at an average rate of \$37,936 per unit. This was possible since the City funds were leveraged by the non-profit housing developers to attain state and federal tax credit and bond financing, and other funding including loans and grants from HCD, the County of Marin, and private funds. Therefore, the loss of 2.5 affordable housing units on the Merrydale project will allow the City to use the in-lieu funds to fund approximately 22.5 affordable housing units within the City, assuming non-profit project sponsors continue to be successful in attracting the necessary additional capital and sites for future affordable housing projects are available.

- Summary Table. The Summary Table tab includes a summary of building permits issued in 2021 according to their affordability (from Table A2), which is the most relevant table for tracking RHNA progress. As shown below, a total of 66 units were issued building permits in the 2021 reporting period. This is also the total number of units that count toward the City’s RHNA goals.

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	32
Low	Deed Restricted	1
	Non-Deed Restricted	11
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		22
Total Units		66

Note: Units serving extremely low-income households are included in the very low-income permitted units totals.

ENVIRONMENTAL REVIEW:

As required by State law (California Environmental Quality Act), review and action on the APR must be reviewed to determine if it is subject to environmental review. As the APR is an informational report, it will have no physical impact on the environment. The APR is classified as a planning study, which qualifies for a Statutory Exemption from the provisions of the CEQA Guidelines under 14 CRR Section 15262.

COMMUNITY OUTREACH:

Notice of the public hearing was conducted in accordance with the public review period and noticing requirements contained in Chapter 14.29 of the San Rafael Municipal Code. Notice of public hearing was mailed to all neighborhood associations and stakeholders including the San Rafael Chamber of Commerce and housing advocacy groups.

FISCAL IMPACT:

There is no fiscal impact associated with the completion and submittal of the 2021 APR.

OPTIONS:

1. Accept the APR as presented by staff;
2. Accept the APR with modifications; or
3. Reject the APR and direct staff to return with additional information.

RECOMMENDED ACTION: Accept the APR as presented by staff.

ATTACHMENTS:

1. [2021 HCD Annual Progress Report Tables](#)
2. Update on City Council Priority Policies
3. Public Hearing Notice

Attachment 1

[2021 HCD Annual Progress Report Tables](https://www.dropbox.com/s/pd01oms6xlp6rhs/2.%20Housing%20Element%20Annual%20Progress%20Report%20for%20CY2021.xlsm?dl=0)

URL for above hyperlink:

<https://www.dropbox.com/s/pd01oms6xlp6rhs/2.%20Housing%20Element%20Annual%20Progress%20Report%20for%20CY2021.xlsm?dl=0>

ATTACHMENT 2

On August 20, 2018, the City Council was presented a comprehensive, [informational report](#) on housing. In response to the housing report information, the City Council directed staff to follow-up on four specific housing topics and issues: renter regulations, Short-Term Rentals, housing for an aging population, and challenges to the approval and development of housing.

On September 3, 2019, City staff presented an [informational report](#) on challenges to housing development. The report presented 11 key challenges pertaining to the approval and development of housing in San Rafael. Moreover, this report identified 13 recommended measures to address these challenges. Also, at the September 3rd City Council meeting, staff was directed to host public housing workshops on proposed policies to address challenges to approving and developing housing. The purpose of these workshops was to gain a better understanding of the public's view on the housing crisis, as well as to get feedback on the prioritization of the proposed policy actions. The City hosted two housing workshops, which were attended by the City Council and the public. These workshops exposed the public to issues surrounding the housing crisis and generated feedback from both the public and City Council.

On January 21, 2020, the City Council was presented an [informational report](#) on staff recommendations for prioritization, timing, and future City Council actions on these proposed policy actions to address challenges to approving and developing housing.

The purpose of this informational report is to provide an update on these housing policy actions.

Since January 21st, 2020 staff has completed the following policy actions:

		Summary	Status
<u>Completed Policy Actions</u>			
Policy 1	"Planning Commission First" Review	Maintain current policy of a Planning Commission study session as first public forum on development projects, rather than the Design Review Board.	In effect.
Policy 2	Form-Based Code for Downtown Precise Plan	Support the direction of a form-based code for the Downtown Precise Plan	Downtown Precise Plan draft released Q1 2021, Adopted Q2 2021
Policy 3	Streamline CEQA/ Environmental Review	Continue the practice of using the CEQA exemptions, where appropriate and practical, to streamline the CEQA/ environmental review process for housing projects	In effect.
Policy 4	Reduce Requirements for Technical Studies	Continue to minimize requirements for the preparation of technical studies when appropriate and warranted	In effect.
Policy 5	Streamlined Pre-Application "Concept" Review Process	Continue with streamlined, Pre-Application "concept review" process for housing projects with no fee	In effect.
Policy 6	Affordable Housing Trust Fund Administration	Policy resolution establishing policies and procedures for awarding trust fund monies	In effect.
Policy 7 & 8	Adopt Changes to Inclusionary Housing Requirements & Adopt Changes to Affordable Housing In-lieu Fee	Amendments reducing the City's Inclusionary Housing Requirement and allowing developers flexibility in meeting the requirement, including paying an in-lieu fee for a portion of the requirement.	On September 21, 2020, City Council directed staff to move forward with a reduced requirement meeting 10% below market rate (BMR) equivalent option. Planning Commission recommended moving forward with

ATTACHMENT 2

			this option at the November 17, 2020 meeting.
Policy 11	Update "Density Bonus" Ordinance	Aligning the City's Density Bonus Ordinance with the State Density Bonus Law (SDBL)	On September 21, 2020, City Council directed staff to move forward with a amendments aligning the SRMC with the SDBL. Planning Commission recommended moving forward with this option at the November 17, 2020 meeting.
Policy 10	New Accessory Dwelling Unit (ADU) Ordinance	Adopt a new ADU ordinance compliant with recently passed State Legislation	Completed Q4 2021.

City Council has received informational reports specific to the following policies and corresponding ordinances and policy resolutions are ready for final City Council consideration at a future meeting:

	Summary		Status
<u>Ready for Council Consideration</u>			
Policy 12	Consider Changes to Design Review Board (DRB)	Amendments changing the structure and role of the DRB to one that is more informal and advisory.	On September 21, 2020, City Council directed staff to work with the DRB to move forward with the following: <ul style="list-style-type: none"> • "Pilot" a Less Formal Design Review Advisory Committee (DRAC); • Include Public Noticing Procedures & Measures similar to Zoning Administrator Meeting Format.
Policy 8	Adopt Changes to Affordable Housing In-lieu Fee	Update fee consistent with the proposed fee amount developed collaboratively with neighboring cities and the county.	The County has completed a collaborative in-lieu fee study for southeastern Marin County. The recommended fee schedule is available for consideration and adoption.

Staff is currently working on follow-up actions for the following policy actions:

	Summary		Status
<u>Under Development</u>			
Policy 9	"By-Right" Zoning for Affordable Housing Projects	Resolution establishing a "by right" planning process for affordable housing projects	Aligning process with the Objective Design Guidelines required by SB35. Draft Guidelines expected to be completed by Q4 2022.
Policy 13	Changes to Payment of Development Impact Fees	Resolution changing the timing of fee payments for development impact fees	Informational Report on potential changes to the payment of development impact fees expected late 2022.

ATTACHMENT 2

Policy 14	Support City/Developer Partnerships	Conduct an in-depth assessment of air rights use of the seven City-owned parking lots for development potential.	Informational Report assessing air rights use of the seven City parking lots and recommended next steps expected late 2022.
<i>On-Hold</i>			
Policy 15	Raise Appeal Fee and/or Change Appeal Process	Appeal fee to be studied as part of the Citywide Master Fee Schedule Update	No further action

Since the January 21, 2020 City Council meeting, staff has identified the following new policy actions:

	Summary	Status	
<i>New Policy Actions</i>			
<i>New Policy</i>	Expanded Renter Relocation Assistance for Opportunity Zone	Expansion of Renter Relocation Assistance for households displaced due to a no-fault eviction in the City's federally designated Opportunity Zone.	Completed. On November 2, 2020, City Council directed staff to move forward with amendments expanding protections to Opportunity Zone.
<i>New Policy</i>	Allow Developer Buy-out of New Construction projects	Allow entitled development projects to buy-out half of the required onsite below market rate units under certain conditions.	In effect. On September 21, 2020, City Council directed staff to move forward with allowing Buy-outs. No further action necessary, any requested buy out will require City Council approval
<i>New Policy</i>	Minor Streamlining Amendments	Minor amendments to streamline the permitting process including changes to Appeals scheduling, development on small lots, changes to the City's Height Bonus, and align the hillside exception process within similar exception permits.	On September 21, 2020, City Council directed staff to move forward with amendments aligning the SRMC with the SDBL. Planning Commission recommended moving forward with this option at the November 17, 2020 meeting.
<i>New Policy</i>	Priority Development Area (PDA) Designation	Designate Northgate and Canal Neighborhoods as PDA's for the Plan Bay Area 2050 process allowing access to funding for a Specific or Precise Plan process.	Will begin when funding available. City's application was not funded in the first round. Will continue to apply as funding is available. PDAs approved by ABAG/MTC.
<i>New Policy</i>	Housing Development Incentive Pilot Program	Development of a "Pilot" incentive program providing developers additional height, density, and parking reductions if specific community benefits are provided.	Feedback received during Inclusionary Housing policy outreach indicated interest in a pilot program but further analysis is needed.
<i>New Policy</i>	Canal Policy Working Group	Collaborative policy working group aimed at identifying policy actions to address the impacts of COVID-19 on households in the Canal Neighborhood	In Progress. Follow-up actions to be identified through the Canal Policy Working Group.

Marin Independent Journal

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Amount: \$133.64

**Invoice Text: CITY OF SAN RAFAEL
NOTICE OF ONLINE PUBLIC HEARING**

Notice is hereby given that the San Rafael City Council will hold an online public hearing on the following project:

MEETING DATE/TIME/LOCATION:

Monday, March 21, 2022 7:00 p.m. COVID-19 ADVISORY NOTICE

In response to Assembly Bill 361, the City of San Rafael is offering teleconference without complying with the procedural requirements of Government Code section 54953(b)(3). This meeting of the San Rafael City Council on March 21, 2022 will not be physically open to the public. The meeting will be streamed live to YouTube at <https://www.youtube.com/cityofsanrafael>. Instructions on how to participate online will be available on the San Rafael City Council YouTube channel, as well as on the posted Agenda for the meeting. Please check <http://www.cityofsanrafael.org/departments/public-meetings/> 72 hours before the meeting for said Agenda and further instructions.

PROJECT DESCRIPTION: ANNUAL PROGRESS REPORT (APR) ON HOUSING Per State law, the City of San Rafael is required to complete and submit an Annual Progress Report (APR) on housing to the State of California Department of Housing and Community Development. The APR includes data on the number of housing units submitted and approved in 2021, and an update on the progress of implementing programs in the City's Housing Element. Further, State law requires that the City conduct a public hearing on the APR to solicit public comments. File No.: P21-003.

As required by State law (California Environmental Quality Act), review and action on the APR must be reviewed to determine if it is subject to environmental review. As the APR is an informational report, it will have no physical impact on the environment. The APR is classified as a planning study, which qualifies for a Statutory Exemption from the provisions of the CEQA Guidelines under 14 CRR Section 15262.

WHAT WILL HAPPEN: You may comment on the project online. The City Council will consider public comment/testimony and decide whether to accept the APR.

IF YOU CANNOT PARTICIPATE: You may send a letter to Lindsay Lara, City Clerk, City of San Rafael, 1400 5th Ave, San Rafael, CA 94901 or via email Lindsay.Lara@cityofsanrafael.org.

FOR MORE INFORMATION: Contact Alexis Captanian, Housing Analyst at **(415) 458-2392** or alexis.captanian@cityofsanrafael.org. You can also view the staff report after 5:00 p.m. on the Friday before the meeting at <http://www.cityofsanrafael.org/meetings>.

SAN RAFAEL CITY COUNCIL

/s/ Lindsay Lara

Lindsay Lara
CITY CLERK

March 5, 2022

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PROOF OF PUBLICATION (2015.5 C.C.P.)

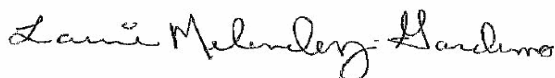
STATE OF CALIFORNIA County of Marin

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years, and not a party to or interested in the above matter. I am the principal clerk of the printer of the MARIN INDEPENDENT JOURNAL, a newspaper of general circulation, printed and published daily in the County of Marin, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Marin, State of California, under date of FEBRUARY 7, 1955, CASE NUMBER 25566; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

03/05/2022

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated this 5th day of March, 2022.



Signature

PROOF OF PUBLICATION

Legal No. **0006650436**

CITY OF SAN RAFAEL NOTICE OF ONLINE PUBLIC HEARING

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PROJECT DESCRIPTION: ANNUAL PROGRESS REPORT (APR) ON HOUSING - Per State law,

the City of San Rafael is required to complete and submit an Annual Progress Report (APR) on housing to the State of California Department of Housing and Community Development. The APR includes data on the number of housing units submitted and approved in 2021, and an update on the progress of implementing programs in the City's Housing Element. Further, State law requires that the City conduct a public hearing on the APR to solicit public comments. File No.: P21-003.

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SAN RAFAEL CITY COUNCIL
/s/ Lindsay Lara
Lindsay Lara
CITY CLERK

March 5, 2022