

Welcome!
¡Bienvenidos!
Chào mừng!



LET'S HOUSE SAN RAFAEL

2023-2031 HOUSING ELEMENT UPDATE

Community Workshop #3

August 16, 2022, 6:30 – 8:00 PM



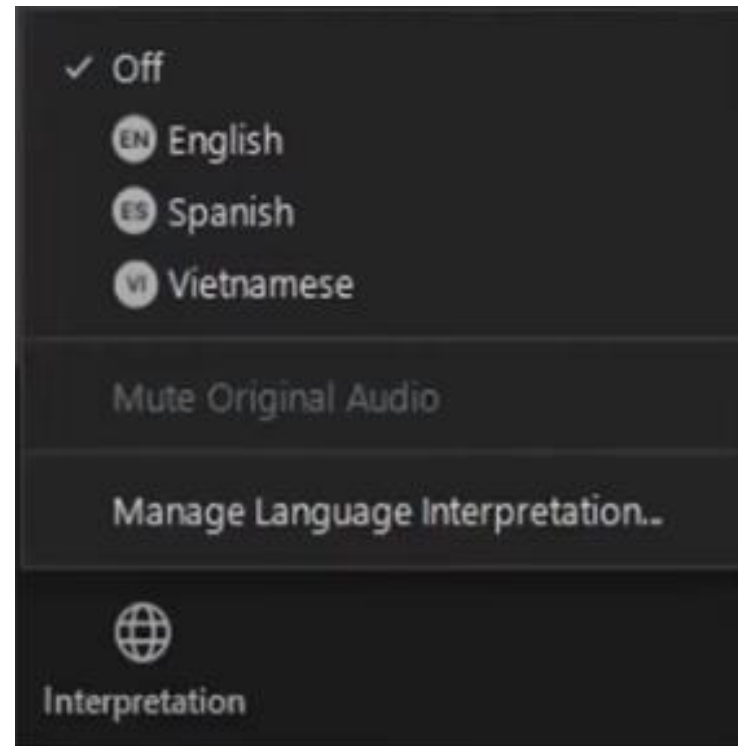
Language Interpretation Interpretación de idiomas Ngon ngu phien dich

Select the globe icon to choose the language you want to listen to for this meeting

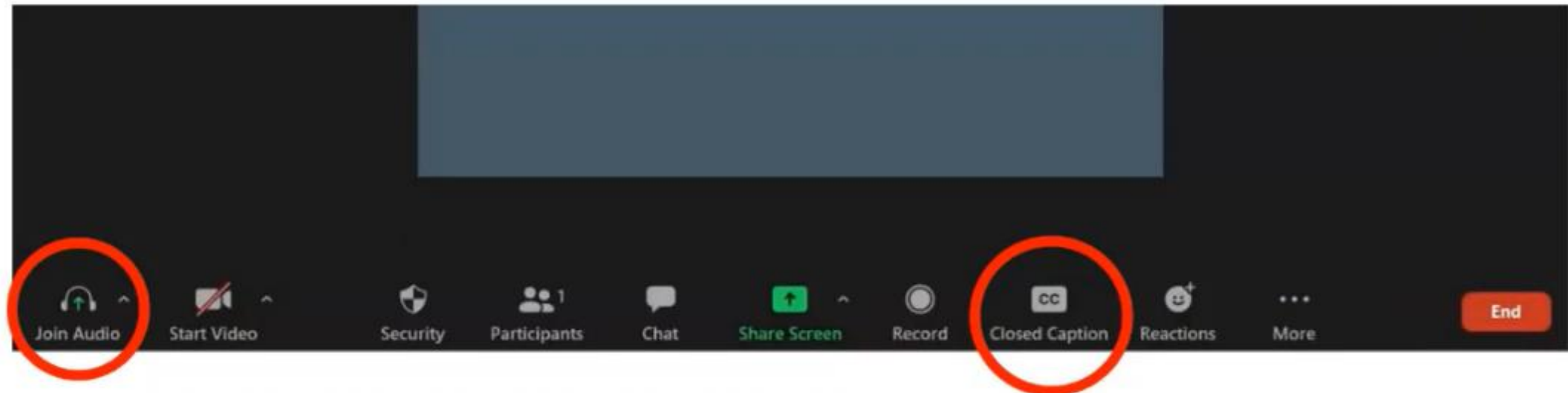
Seleccione el icono del globo del mundo para elegir el idioma que desea escuchar para esta reunion

Nhan vao dau hieu qua dia cau de chon ngon ngu cho buoi hop

Presentation will be available on-line in Spanish and Vietnamese at www.sanrafaelhousing.org



Close Captioning is Available



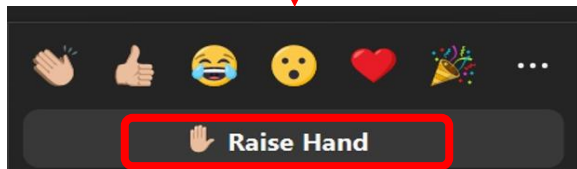
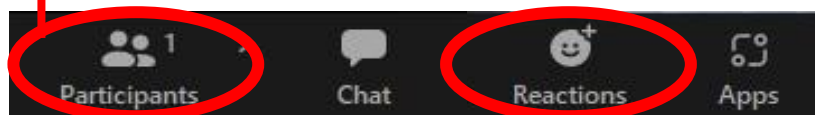
Join Audio

- Two options:
 - *Use your device's audio*
 - *Call in using a cell phone*

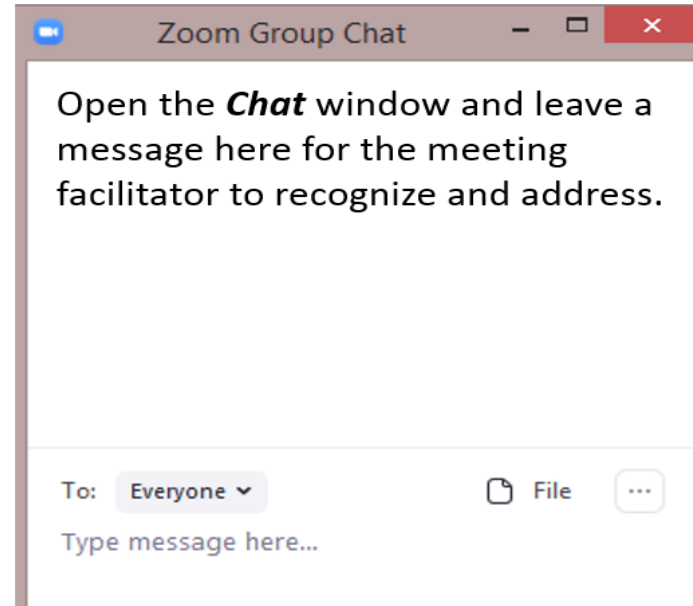
Close Caption is available

How Will the Meeting be Facilitated?

RAISE HAND VIRTUALLY THROUGH PARTICIPANTS/REACTIONS WINDOW



CHAT WINDOW



Who's Who?

Housing Element Team

Alicia Giudice, Community Development Director

Alexis Captanian, Housing Analyst

Barry Miller, Consulting Project Manager

City Staff/Breakout Group Team

Jeff Ballantine, Senior Planner

Monica Ly, Senior Planner

Renee Nickenig, Assistant Planner

Walter Gonzalez, City Manager's Office

Jennifer Alcantara, Human Resources

Plan to Place/Workshop Facilitators

- Dave Javid
- Paul Kronser
- Rachael Sharkland

Tonight's Meeting

Share your housing story with us!

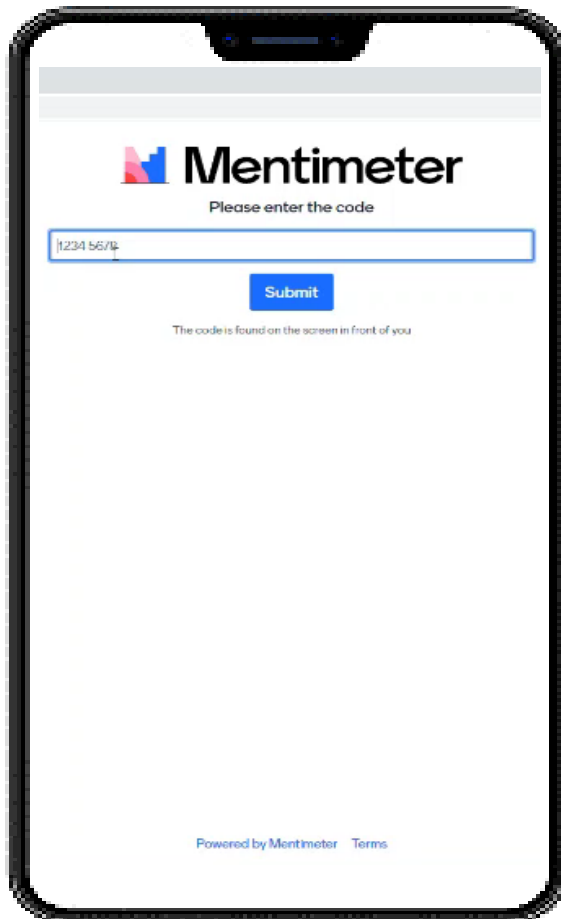
Email comments to:

housing@cityofsanrafael.org

AGENDA

1. Welcome/Introduction
2. Housing Element Overview
3. Policies and Programs
4. Breakout Group Discussions
5. Report-Outs
6. Adjourn

Meet the Audience



Demographics-Live Poll

Go to

www.menti.com

Enter code: 6145 0688



Housing Element

Our guide to meeting
local housing needs

- Required part of San Rafael's General Plan
- Updated every 8 years
- Must include technical analysis of housing needs, available sites, and development constraints
- Each city and town must do its "fair share" to meet the region's housing needs
 - San Rafael's "fair share" is 3,220 units, including 1,349 lower income
- Includes an "action plan" for addressing housing issues



Affirmatively Further Fair Housing

Impulsar
afirmativamente la
vivienda justa



All cities and towns are required to “take meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity.”

Todas las ciudades y pueblos están obligados a “realizar acciones significativas, además de combatir la discriminación, que superen los patrones de segregación y fomenten comunidades inclusivas, libres de barreras que restringen el acceso a oportunidades.”

Timeline



Goals, Policies, and Programs

Goal

A broad aspirational statement expressing an ideal future condition for a particular topic.

Policy

Guides the City as it makes decisions relating to each goal. May include standards or guidelines used to evaluate decisions.

Program

Specific steps to be taken to implement the policies, either on a one-time basis or an ongoing basis. Programs can be assigned to particular departments and used to track progress.

Objective

A measurable, quantifiable outcome that results from implementation of Housing Element programs

2015-2023 Housing Element

49 Housing Programs

- *Inclusionary zoning*
- *Fair housing*
- *Funding for affordable housing*
- *Preserving at risk units*
- *Apartment inspections*
- *Mobile home preservation*
- *Code enforcement*
- *Rehabilitation loans*
- *Relocation assistance*
- *Reasonable accommodation*
- *Accessory dwelling units*
- *Home sharing*
- *Assisted living*
- *Emergency shelter*
- *Density/height bonuses*
- *Fee reductions*

.....and more!

Accomplishments Since 2015

- Adopted new Downtown zoning
- Streamlined rules for ADUs
- Adopted short-term rental policies
- Approved rent review/ mandatory mediation
- Provided financial assistance to create new affordable housing
- Facilitated renovation of existing affordable housing
- Expanded renter protection measures
- Permitted 388 new housing units
 - *115 serving lower income households*
 - *273 serving moderate and above-moderate income households*

Accomplishments Since 2015

- Convened forums with developers and community members to identify strategies for removing barriers to housing
- Comprehensive reforms to expedite project review and approval
 - Updated inclusionary zoning regulations
 - Changes to DRB structure and project review process
 - Updated density bonus ordinance
 - Streamline pre-application process
 - Policy resolution for awarding housing trust fund money
 - Designation of Northgate and SE San Rafael as PDAs

Challenges Since 2015

- Economic growth outpacing housing production
 - Rising rents
 - Rising home prices
- Constrained funding for local housing programs
- Challenges in tax credit market
- High construction and labor costs
- Pandemic-related economic challenges
- Limited land supply/lack of redevelopment and tools for site consolidation

Policies and Programs for 2023-2031



Mandatory New Programs

- Objective design standards that allow for streamlined approval
- “Carry over sites” (sites included in prior Housing Element) are eligible for streamlined approval if they include 20% or more affordable units
- Low Barrier Navigation Centers allowed by right in Mixed Use zones
- Allow SB9 lot splits and ADUs to create more opportunities in single family neighborhoods
- Cannot “disallow” tenants with Section 8 vouchers
- Additional program focus on fair housing

Tenant Protection Measures

What we're doing now

- Limits on annual rent increases per State law
- Mandatory mediation
- Just cause for eviction measures
- Increased tenant relocation allowances*

Ideas to Consider

Continue to enforce existing programs
More programs to limit rent increases, protect tenants from eviction, and ensure tenants are secure in their housing

Your ideas for tenant protection?
(Please type into chat)

Fair Housing Measures

What we're doing now

- Inclusionary housing Requirements*
- Contracting with Fair Housing Advocates of Northern CA to do counseling, education, and enforcement
- Source of income protection (landlords may not deny apartments to those using Housing Choice Vouchers)

Ideas to Consider

More programs to ensure housing is sold and rented without discrimination (e.g., more enforcement, more outreach and education to realtors, HOAs, landlords, owners)

Your ideas to improve fair housing?
(Please type into chat)

Maintaining Housing Health, Safety, and Quality

What we're doing now

- Code enforcement
- Residential Building Record inspections
- Periodic Apartment Inspection Program
- Participating in Marin County residential rehab loan program

Ideas to Consider

Continue monitoring residential buildings through our code enforcement program

More programs to ensure housing safety (e.g., protection against flooding, air filtration near freeways, programs to abate pests, green building measures)

[Your](#) ideas for housing health/safety?
(Please type into chat)

Increasing the Housing Supply

What we're doing now

- Implementing State laws such as SB 35, SB 330, and SB 9
- New Downtown zoning that allows taller, denser buildings*
- Streamlining project review procedures*
- Allowing housing on most commercially zoned sites*
- Encouraging ADUs and JADUs*
- Density/Height bonuses
- Lower fees for affordable units

Ideas to Consider

Continue to support residential development and improve streamlined review process

More programs to increase supply (e.g., increasing workforce housing, office to housing conversions, housing on City parking lots, reduced parking requirements, plans for North San Rafael and Canal, CEQA streamlining))

[Your](#) ideas for increasing supply?
(Please type into chat)

Options for first-time home buyers

What we're doing now

- Encouraging residents to apply for down payment assistance through County*
- Encouraging lower-cost ownership options such as condos, co-ops, and pre-fabricated homes

Ideas to Consider

More programs to facilitate home ownership (e.g., community land trusts, rentals converted to condos, publicize below market rate units, etc.)

[Your](#) ideas for first time buyers?
(Please type into chat)

Options for Lower-Income Renters

What we're doing now

- Providing funds to facilitate affordable housing development*
- Encouraging ADUs*
- Providing opportunities for SRO hotels, emergency shelter, and supportive/ transitional housing*
- Preserving “at risk” units
- Mobile Home Rent stabilization*

Ideas to Consider

Continue supporting innovative approaches to house lower-income renters.

More programs to create more housing for lower-income renters (Convert hotels to housing, convert market-rate apartments to affordable units, promote ADU construction, etc.)

[Your](#) ideas for lower income renters?
(Please type into chat)

Housing for Older Adults and Persons with Disabilities

What we're doing now

- Strong support for senior housing and assisted living*
- Assist owners with “age in place” retrofits*
- Encourage co-housing*
- Ensuring ADA compliance*
- Reasonable accommodation

Ideas to Consider

Continue to support housing for older adults and persons with disabilities

More programs to increase housing options for older adults and disabled residents (e.g., home sharing, elevator buildings, intergenerational housing, universal design)

[Your](#) ideas for senior/disabled housing?
(Please type into chat)

Potential Funding Sources

What we're doing now

- Affordable housing “trust fund” with proceeds from fees charged to new development*
- Apply for State/ federal grants*
- Participate in County programs providing loans, grants, etc.*
- Encouraging private investment

Ideas to Consider

Continue to seek funding opportunities to leverage the City's resources and support affordable housing

More programs to raise funds for housing programs (e.g., support County/ regional housing bond, tax on vacant housing units)

[Your](#) ideas for increasing funding?
(Please type into chat)

Breakout Groups

- Which of the topic areas described should be the City's highest priorities?
- What program ideas should the City to consider?

Report Outs

- Please share your group's discussion with us



Stay Involved

- Draft document in September
- Planning Commission and Council meetings this Fall
- Visit the website
- Watch for pop-up events
- Participate in public hearings later in 2022 and early 2023

www.sanrafaelhousing.org

Thank you!

¡Gracias!

Cảm ơn



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