



COMMUNITY WORKSHOP #2 | SUMMARY

August 16, 2022 6:30-8:00PM via ZOOM Virtual Meeting

The objective of the second San Rafael Housing Element Update community workshop was to provide an overview and receive feedback on potential programs and policies. The intention of the workshop was to present topic areas salient to housing issues in San Rafael and solicit program ideas to improve equity and access to housing. Feedback received will inform the content of future outreach events and will guide the preparation of the Housing Element Update.

The community workshop was held via Zoom on Tuesday, August 16, 2022 from 6:30-8:00 pm and was facilitated by City staff and the consultant team. The meeting was well attended with over 75 participants. Live Spanish and Vietnamese simultaneous interpretation services were provided, and a small group discussion was facilitated in Spanish. The meeting agenda is outlined below:

Agenda

1. Welcome and Introductions
2. Presentation
 - a. Housing Element Overview
 - b. Policies and Programs
3. Activities
 - a. Polling Questions
 - b. Small Group Breakout Discussion
 - c. Report Back
4. Next Steps

Attendance

75+ public participants

City of San Rafael, Housing Element Team

- **Alexis Captanian**, Housing Analyst
- **Barry Miller**, Consulting Project Manager
- **Liz Darby**, Engagement Consultant

City of San Rafael, support team

- **Jeff Ballantine**, Senior Planner
- **Renee Nickenig**, Assistant Planner
- **Walter Gonzalez**, City Manager's Office
- **Monica Ly**, Senior Planner
- **Jennifer Alcantara**, Human Resources



Consultant Team

- **Plan to Place** - Dave Javid, Paul Kronser, Rachael Sharkland

Workshop Summary

Dave Javid, with Plan to Place, opened the meeting to participants and opened up the interpretation channels for those requiring interpretation in Spanish or Vietnamese. Next, Alexis Captanian, Housing Analyst with the City, welcomed participants and provided a brief overview of the meeting's purpose and introduced the project team in the meeting. Following Alexis's welcome, Dave provided an overview of how the meeting was going to be facilitated along with the agenda. Before beginning the presentation, Dave conducted a live demographic poll with the meeting participants. The following is a summary of the results from the demographic poll:

Demographic Live Poll (full results from the poll are in the Appendix)

1. Where do you live? (select one)

- 85% live in San Rafael
- 11% live in Marin County but not San Rafael
- 4% live outside of Marin County

2. Where do you work? (select one)

- 73% work in San Rafael (including remote work)
- 12% do not in San Rafael, but in Marin County
- 0% work outside Marin County
- 15% do not work (retired, unemployed, unable to work, student, etc.)

3. If you work in San Rafael, how long is your commute? (select one)?

- 59% travel less than 20 minutes.
- 27% travel 20-30 minutes.
- 9% more than 60 minutes.
- 5% travel 30-40 minutes.

4. Which of the following describes why you decided to attend tonight's workshop? (select all that apply)?

- 19% want to know more about the Housing Element Update process
- 8% want to know more about obtaining housing in San Rafael
- 42% want to support more housing development in San Rafael
- 31% are concerned about more housing development in San Rafael

5. What is your current housing situation?

- 32% own a home
- 64% rent a home
- 4% live with family/friends (I do not own or rent)

6. What type of housing do you live in?

- 32% live in a house
- 7% live in a duplex



- 4% live in a townhome
- 57% live in an apartment

7. With which race/ethnicity do you self-identify? (Check all that apply)?

- 57% Hispanic/Latino
- 39% White
- 4% prefer not to say

8. Which bracket best describes your household income?

- 35% Below \$45,000
- 19% \$45,000-\$68,000
- 15% \$68,000-\$100,000
- 8% \$100,000-\$150,000
- 12% \$150,000+
- 12% prefer not to say

After the poll closed, Barry Miller, Consulting Project Manager, presented a brief overview of the Housing Element process as well as accomplishments, changes, and challenges since the last housing element update cycle (2015-2023). The bulk of the presentation was devoted to a high-level overview of the goals, policies, and programs proposed for the 6th cycle Housing Element Update (2023-2031). The goals, policies, and programs were organized into 8 topic areas including: 1) tenant protection measures; 2) fair housing measures; 3) maintaining housing health, safety, and quality; 4) increasing the housing supply; 5) options for first-time home buyers; 6) options for lower-income renters; 7) housing for older adults and persons with disabilities; 8) potential funding sources. For each topic area, examples were given regarding what the City is currently doing and examples of what the City might propose to advance the topic area goal. After each topic area was presented, participants were encouraged to type into the chat ideas for how the City might better reach each goal.

Small Group Breakout Discussion

After the presentation the remainder of the meeting was devoted to small group discussions intended to understand which of the 8 topic areas were the most important to participants and to go into more depth about suggested actions that participants entered into the chat. Prior to breaking into small groups, Dave gave an overview of the breakout room logistics and then opened the rooms into which participants were randomly assigned. A facilitator and notetaker from the project team were assigned to each breakout room.

Feedback was recorded in four breakout rooms on a virtual spreadsheet that participants could view in response to the discussion prompts below. The summary below provides a high level overview of themes that emerged from the small group discussions. Please note that chat comments and small group discussions were in English and Spanish. All comments have been translated into English for the summary below, but are included in their original language in the appendix.



Small Group Discussion Prompts

The following discussion prompts were used to facilitate the discussion with meeting participants in the small groups.

1. Which of the eight topic areas described in the presentation should be the City's highest priority?
2. What program ideas should the City consider for each of the eight topic areas described in the presentation?

Key Takeaways from Small Group Discussion

The following are key takeaways from the discussions in each of the breakout rooms, categorized by Discussion Prompt:

- 1. Which of the eight topic areas described in the presentation should be the City's highest priority?** *The three topic areas listed below received the most overall comments/suggestions*

- *Tenant protection measures*
- *Fair housing measures*
- *Maintaining housing health, safety, and quality*

- 2. What program ideas should the City consider for:**

Tenant protection measures

- Regulate rent control
- Provide education for tenants on their rights, eg. 60 days to vacate once an eviction notice is received
- Create protections for subletters, eg. tenants that are renting a room in an apartment, but are not on the lease
- Enforce eviction protection and tenants right to counsel
- Make rentals available to people without a social security number, allow people to use Tax Identification numbers (TIN)
- Enforce oversight and regulations for inspectors, so that property owners and managers are required to make needed improvements
- Educate landlords and managers about legal regulations and requirements
- Investigate the evictions at 400 Canal Street

Fair housing measures

- Require a higher percentage of inclusionary housing
- Locate affordable housing in high resource neighborhoods
- Locate affordable housing near mass transit
- Ensure consistent and reliable inspections
- Increase the frequency of required inspections annually and enforce these requirements



- Prequalify renters to mitigate discrimination
- Ensure transparency in land ownership; implement an ownership disclosure requirement on shell companies
- Develop innovative programs and support coalition building among non-profits to facilitate economic support, timely assistance, and fair rental and labor practices for low-income renters; eg. the Canal Alliance
- Create a grant/ loan program for down payments to purchase a home; many renters can afford the monthly payments, but don't have the resources for the initial down payment
- Provide all materials and presentations in Spanish

Maintaining housing health, safety, and quality

- Increase the frequency of required inspections
- Hire more City inspectors and enforce inspection
- Allow people to use their TIN for construction opportunities
- Coordinate between housing, municipal and public space design so that Interventions to mitigate sea level rise improve quality of life, safety and security for everyone
- Improve housing security in the Canal

Increasing the housing supply

- Allow for by-right approval for projects with more than 15% affordable
- Streamline the approvals process, eg. eliminate design review board
- Change zoning to allow housing
- Provide emergency housing for families
- Create more opportunities for mobile homes, RVs and boathouses
- Broaden the income category for affordable housing eligibility so more people can access affordable housing
- Create publicly subsidized affordable housing
- Develop City-owned properties for affordable housing
- Create a building permit program for people that have ITIN

Options for first-time home buyers

- Require more affordable housing construction
- Create education programs for paths to ownership
- Provide financing opportunities and subsidize down payments for ownership
- Implement COPA/TOPA Policies to give Tenants and CBOs first right of refusal for purchasing existing dwellings
- Reduce property tax for low-income residents

Options for lower-income renters

- Create a vacancy tax to penalize property owners of vacant lots
- Incentivize aging seniors to "gift" portions of their properties (SB9 lot splits)



- Develop education programs about relevant State and Federal funding opportunities
- Allow for by-right construction for seniors and developments with no parking, higher density etc.
- Subsidize or create a grant/ loan program for current homeowners to add ADUs if they guarantee they will rent to lower-income tenants, especially section 8 voucher residents

Housing for older adults and persons with disabilities

- Design programs that target undocumented persons, the elderly, and people with disabilities
- Subsidize home sharing; provide job training for people to become in-home caregivers
- Locate senior housing in communities with adequate amenities and access to transit
- Support programs to develop co-housing
- Promote policies for senior housing in all zones

Potential funding sources

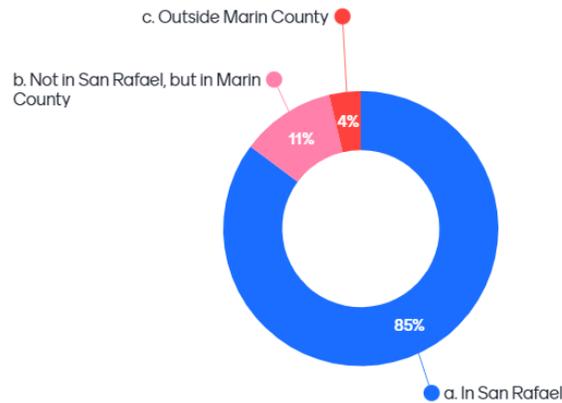
- Create a program of projects to obtain a construction license with ITIN holders
- Leverage state funding
- Support a state-run, public bank to subsidize housing construction and home ownership
- Support the Bay Area Housing Finance Agency



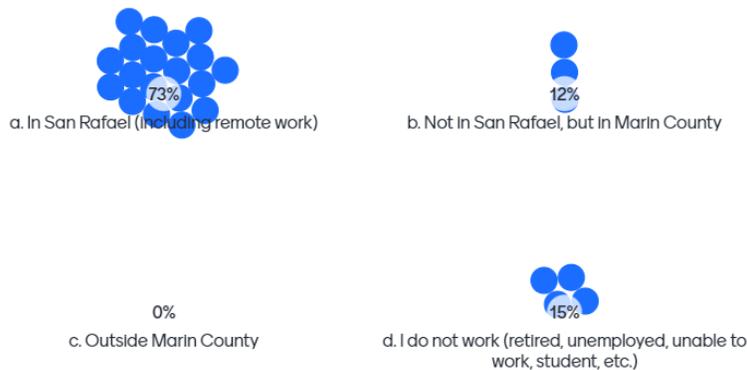
APPENDIX

In Meeting Live Poll Results:

1. Where do you live? (select one)

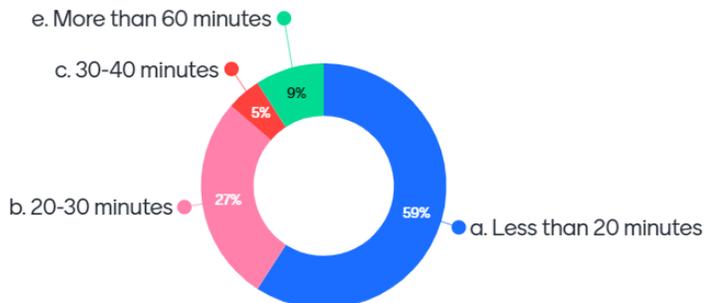


2. Where do you work? (select one)



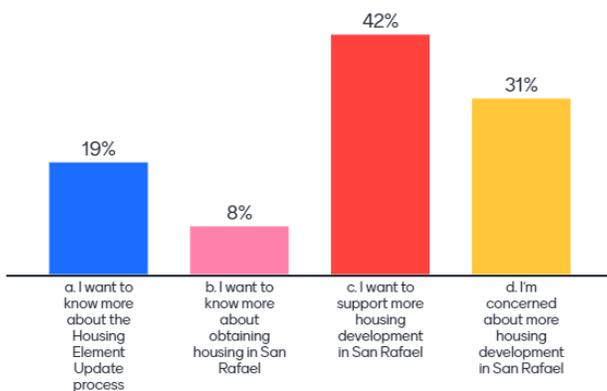


3. If you work in San Rafael, how long is your commute? (select one)



4. Which of the following describes why you decided to attend tonight's workshop? (select all that apply)?

Mentimeter

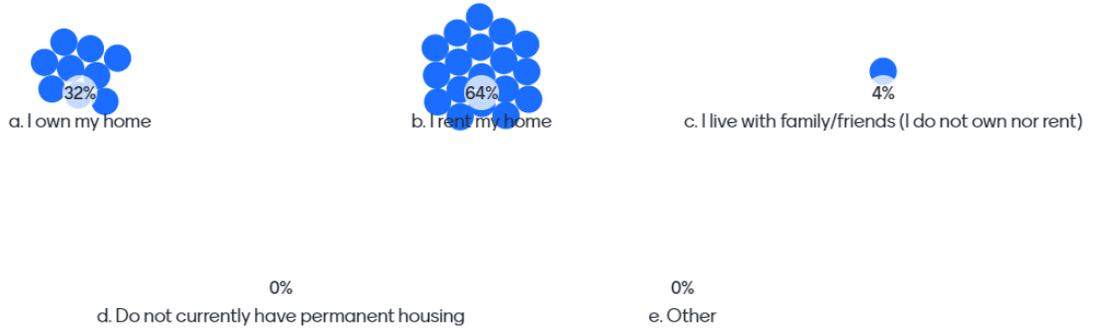


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5. What is your current housing situation? (select one)

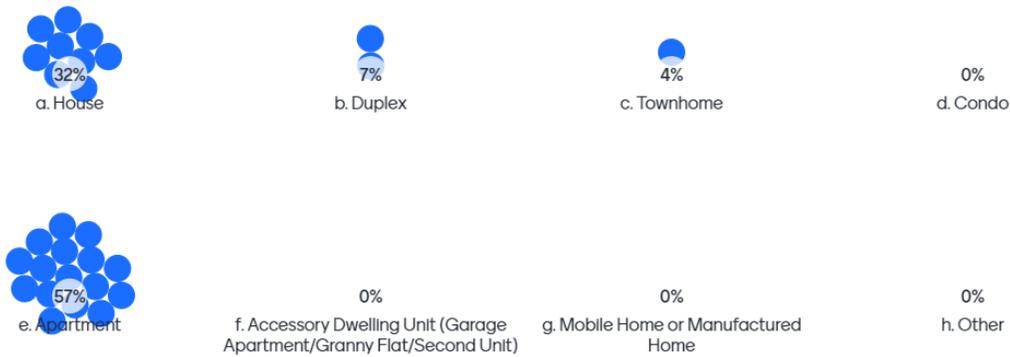
Mentimeter



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6. What type of housing do you live in? (select one)

Mentimeter

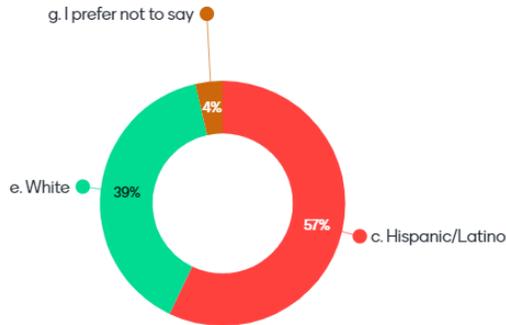


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7. With which race/ethnicity do you self-identify? (Check all that apply)

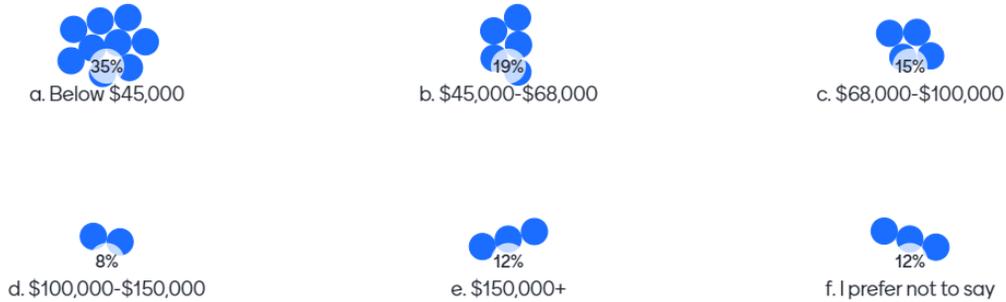
Mentimeter



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8. Which bracket best describes your household income?

Mentimeter



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Transcript of Public Comments Received through Zoom Chat in the Main Room During Initial Presentation

The following are chat comments received after each of the eight topic areas were presented, please note comments in Spanish have been translated into English.

General Comments:

Since 2015 only permitted 388 new housing units were permitted, 115 lower income = 55/yr!?! Is it at all reasonable that you can ramp up so much to meet new "requirements"? And, I mean with consideration of lawsuits, etc. I'm not criticizing, and now I hear you commenting on this subject. Thank you!
How much coordination is there between the city and other cities in the region? It seems that things like public transportation and traffic management need to be considered as a whole since all are interconnected.
Any plans for public housing or will we left to the whims of private developers?
Es muy importante q alguien nos pueda dedicar un poco d su tiempo para hablar con nosotros al respecto del desalojo injusto d los apartamentos 400 ojalá q nos puedan ayudar para parar esto por favor
comenzando con protección al inquilino seria fenomenal
Porfavor pedimos que en esas condiciones consideren a nosotros los latinos con ITIN, y consideren un control de renta y protección para inquilinos , somos capaces de comprar Vivienda si nos dieran oportunidad, necesitamos Igualdad no discrimination por ser latinos
Siguiendo con control de renta seria maravilloso

Tenant Protection Measures

Original	Translation
Does the program include associated development of community parks, small stores and restaurants?	
Todas estas viviendas No dan la oportunidad a personas sin seguro social	All these housing units do not give the opportunity to people without social security.
Rent subsidies.	
Any plans for public housing or will we left to the whims of private developers?	
rent control	
Eviction protection for families	



More rent subsidies and rent increases limited due to Income	
Original	Translation
Limiting rent increases is not driven by market conditions today or in the future. It will discourage new rental housing being built	
we have rent control at Contempo marin	
Control de renta que no la suban porque lamentablemente nuestro sueldo es muy bajo .	Rent control because unfortunately our salary is very low.
Rent control in Canal Area	
pueden subir la renta	can raise the rent
Necesitamos control de renta en canal	We need rent control in the Canal
Derecho a un abogado en casi de desalojo	Right to counsel in quasi-eviction.
renters on fixed incomes are particularly vulnerable to rent increases	
Marcelo ceron	
Tener súpercion en higiene en la mayoría de los edificios de área del canal	To have hygiene supervision in most of the buildings in the canal area.
Eviction process in canal area	
Necesitamos protección para inquilinos	We need protection for tenants

Fair Housing Measures

Original	Translation
10% of new units to be affordable seems too low how about 20 to 25%?	
Affordable housing should be located in high resource neighborhoods	
Invertir en Programa de Desarrollo laboral para vivienda?	Invest in Workforce Development Program for housing?
considerer personas sin Seguro social	consider people without Social Security



<p>Hola buenas tardes mi nombre es [REDACTED] y soy voluntaria de voces del canal el problema es que estan incrementando la renta y necesitamos inspectores para que revisen los apartamentos la verdad suben la renta pero no arreglan los apartamentos programas para las viviendas justas</p>	<p>Hello good afternoon my name is [REDACTED] and I am a volunteer of voces del canal the problem is that they are increasing the rent and we need inspectors to check the apartments the truth is they increase the rent but they do not fix the apartments fair housing programs.</p>
<p>hacer alcance comunitario</p>	<p>Community outreach</p>
<p>Original</p>	<p>Translation</p>
<p>I would add protection for people who cannot or feel they cannot access the legal process to protect their rental rights).</p>	
<p>Prequalify renters via third party so landlords can't see who it is.</p>	
<p>Necesitamos control de renta</p>	<p>We need rent control</p>
<p>muchas injusticias pasan an la comunidad, por favor vean nuevas tablas de ingresos</p>	<p>Look at developing more income tables</p>
<p>Increase the amount of affordable housing</p>	
<p>Could you please comment on regulations in place for housing for disabled residents?</p>	
<p>Have more affordable rent for everyone</p>	
<p>Don't write more rules, just enforce what is already on the books.</p>	
<p>Derecho a un abogado en caso de desalojo y que haya protección para los que subrentan por ejemplo los que rentan un cuarto o sala Que sepan que son 60 días para desalojar</p>	<p>Right to a lawyer in case of eviction and that there is protection for those who are renting a room, for example, to know that there are 60 days to evict.</p>
<p>Permitir que las personas sin seguro social pueda construir apartamento</p>	<p>Allow people without ssn to build their own apartments</p>
<p>Make available EV charging points to renters</p>	
<p>Oportunidades de programas de renta a personas sin Seguro social</p>	<p>Opportunities to create programs for rental assistance for those without SSN</p>
<p>Make sure that bus routes are adjusted when new developments are located in areas that don't have sufficient public transportation</p>	
<p>enforce what we are doing until we reach a threshold of new units reached then reevaluate the policies/programs</p>	
<p>Work with MAR and others to make sure knowledgeable landlords.</p>	



Escucharnos cuando pedimos ayuda	Listen to us when we ask for help
Igualdad en las viviendas	Housing equality
parar abuso de inquilinos	Stop abusing tenants
Transparency in land ownership. The city must implement an ownership disclosure requirement on shell companies.	
Rent is high and no improvements are done to the property (ie creating sanitary spaces for the families living in buildings)	
Original	Translation
Older immigrants who don't qualify for SS are vulnerable and deserve affordable senior housing.	
Protections for sub-renters - who may only have a verbal contract - as well as renters	
Derechos de los inquilinos	Tenants rights

Maintaining Housing Health, Safety, and Quality

Original	Translation
No han inspeccionado los apts en mucho tiempo	The apts have not been inspected in a long time.
Licencia de contrición con ITN para nuevas oportunidades	Construction license with ITN for new opportunities
need to inspect apartments more than once a year	
Encourage homeowners to build ADUs to enable students, low income people, caregivers, low-income relatives to live in neighborhoods to increase ethnic, economic and age diversity.	
Porque nos quieren desalojar	Because they want to evict us
Ya tenemos 4 años casi con COVID y no ha inspeccionado nada	We have almost 4 years with COVID and we still have no inspections
los inspectors estan retrasados, y esta causando que muchas personad esten enfermas	inspectors are backlogged, and it is causing many people to be sick.
Neseditamos inspectores para que revisen vien los apartamentos	We need inspectors to check the apartments.
la ciudad necesita mas inspectores	the city needs more inspectors



Hacer una inspección justa para los departamentos que muchos están en estados precarios con condiciones insalubres para los habitantes	Make a fair inspection for the apartments that many are in precarious states with unsanitary conditions for the inhabitants.
Quiero que cambien la política de inspeccionar de 5 años a 3 años	I request that the inspection policy be changed from 5 years to 3 years.
Inspecciones need to happen more than just one time in a year	
Teneos 4 años sin infección	?
What streamlined approaches are there so more inspections can happen?	
por favor entrenen un grupo de personas para que inspecciones el retraso de 3 años	please train a group of people to inspect the 3-year backlog.
Interventions to protect the entire community from sea level rise, should also be designed to improve public space, quality of life, safety and security for everyone.	
Que tengan más inspección más frecuente	To have more frequent inspection
Echoing @ [redacted], we need in many ways to include seniors as progressively "disabled". Our population is aging and we need to help those folks offer housing and find appropriate housing.	
Los inspectores no llevan ni librerías cómo piensan acordarse de todo	The inspectors don't even have notebooks with them, how can they remember everything?
Inspecciones need to happen more than just one time in a year	
Derechos de los inquilinos	Tenant rights

Increasing the Housing Supply

Original	Translation
Los invitamos a visitar las viviendas en canal necesitamos tener una vivienda saludable	"We invite you to visit the housing in canal we need to have healthy housing.
Echoing @ [redacted], we need in many ways to include seniors as progressively "disabled". Our population is aging and we need to help those folks offer housing and find appropriate housing.	
En Canal los adultos mayores no tienen acceso apropiado	In Canal, older adults do not have proper access.
By right approval for projects with more than 15%	



affordable	
Not just seniors but those who will be caring for them should also live in SR	
Why didn't all the approved units get built? Any ideas there to streamline/alleviate barriers?	
We ask that we get more trained inspectors cause sometimes the work in apartamento don't get done and it's not fair for the people renting the apartments!!	
Construyan viviendas en las zonas que no son asignadas para vivienda	Build housing in the areas that are not allocated for housing.
Original	Translation
Vivienda de emergencia 4 familias perdieron sus casas y la ciudad no hizo nada para ayudarles	Emergency housing 4 families lost their homes and the city did nothing to help them.
en los 400 se an descuidado de recoger la basura y esta avisen desalojo masivo se siente inseguro con tanto desalojo hoy son los cesión mañana podemos ser nosotros	in the 400 they have neglected to pick up the garbage and this is warning massive eviction feels unsafe with so many evictions today, tomorrow it could be us.
boat housing make docks for floating homes	
por favor construyan áreas para mobile homes o trilas	please build areas for mobile homes or trailers.
eliminate the design review board	
allow multifamily developments in our single family zoned neighborhoods	
Crear viviendas accesibles para residentes que no entramos en el rango de lo que el condado cataloga como ingresos extremadamente bajos	Create affordable housing for residents who do not fall within the range of what the county classifies as extremely low income.
parar el aumento de renta	stop the rent increase
Adaptive reuse of old buildings, warehouses, empty spaces. Allow for housing to be built on top of 1 story commercial areas such as Montecito.	
Build RV parks	
parar el aumento de renta	stop the rent increase
Crear viviendas accesibles para residentes que no entramos en el rango de lo que el condado cataloga como ingresos extremadamente bajos	Create affordable housing for residents who do not fall within the range of what the county classifies as extremely low income.



Options for First-time Home Buyers

Original	Translation
Incrementar en las construcciones viviendas para bajos recursos y dar la oportunidad a latinos a comprar casas	Increase low-income housing construction and give Latinos the opportunity to buy homes.
Crear programas para comprar nuestra propia Vivienda con la ayuda de otras organizaciones	Create programs to buy our own Housing with the help of other organizations.
Original	Translation
Programas para las personas que quieren comprar casa	Programs for homebuyers
city loans for down payments, more mobile home parks,	
Implement COPA/TOPA Policies to give Tenants and CBOs first right of refusal for purchasing existing dwellings	
San Rafael CLT to develop City-owned properties for affordable housing?'	
All good ideas that you propose, but there are no barriers in the way to enacting those immediately!	
Implement COPA/TOPA Policies to give Tenants and CBOs first right of refusal for purchasing existing dwellings	
Que los latinos tengan también las mismas oportunidades que otra personas que tengan seguro	That Latinos also have the same opportunities as other people who have a SSN
Que les permitan usar su número itin	Que les permitan usar su número itin
city loans for down payments, more mobile home parks,	
San Rafael CLT to develop City-owned properties for affordable housing?'	
All good ideas that you propose, but there are no barriers in the way to enacting those immediately!	
Implement COPA/TOPA Policies to give Tenants and CBOs first right of refusal for purchasing existing dwellings	
Property tax reductions for low income	



residents	
Personas sin seguro social puedan comprar casas	
more education on paths to ownership	
crear una mentoría para personas que desean comprar su propia casa. pagamos tantos raxes y no nos ayudan aca estamos, los necesitamos	create a mentorship for people who want to buy their own house. we pay so many taxes and they don't help us. we are here, we need you.
Ditto [redacted] - CLT	
Que les permitan usar su número itin	To be allowed to use the itin number

Options for Lower-Income Renters

Original	Translation
Creative opportunities for aging seniors to “gift” portions of their properties (SB9 lot splits?) Could be a win-win situation?	
Personas sin Seguro social no saben de estos programas, Deben haber mas informacion y aceptar mas personas sin Seguro social	People without social security do not know about these programs, there should be more information and accept more people without social security.
More education about the availability of programs. State and federal have hundreds of different programs. The City could consolidate the info and work with the Mortgage Bankers Association to do that.	
Que no les vendan las casas a las constructoras ya que estas las remodelan y las venden a un precio muy elevado Que les den oportunidad a los residentes	They should not sell the houses to the construction companies, since they remodel them and sell them at a very high price. Give the residents a chance
aca solo trabajamos para la renta	here we only work for rent
We need SROs for older renters and very low income young people - by-right construction/no parking required/ no density limits	
Subsidize current home owners to add ADU or tiny home and base on income.	
Crear un program de prestamos.	Create a loan program.
city owned and built housing on city owned land	



Que tengamos una oportunidad de comprar nuestra casa. Porque no es justo que nosotros los latinos hacemos taxes . Y no tengamos o podamos comprar nuestra propia casa. Que confien en uno y que nos den un prestamos	That we have a chance to buy our house. Because it is not fair that we Latinos do taxes. And we don't have or we can't buy our own house. Trust us and give us a loan.
multar a duenos de lotes vacios y comprarlo para poner viviendas	fine owners of vacant lots and buy them for housing
Monitor ADU's to verify that they are actually being used for housing.	
Grants/loans to homeowners to build ADUs, especially if rented to section 8 voucher residents.	
Original	Translation
Ustedes pueden ver en la encuesta que acaban de pasar que somos mas los que rentamos aparatamentos es mas bajo el porcentaje de personas que tienen casa es imposible aqui en marin poder comprar una casa o apartamento y ustedes acaban de decir que es bien limitado en los programas que tienen	You can see in the survey that you just did that there are more of us who rent apartments, the percentage of people who own homes is lower, it is impossible here in marin to buy a house or apartment, and you just said that the programs you have are very limited.
y que con los homeless indocumentos, por favor tomenlos en cuenta	and with the undocumented homeless, please take them into account.
put more street lights in canal	
Housing workshops and building ADU workshops, provide existing plans and reduced permit costs. Yes, [REDACTED]! That is truly a problem in Marin.	
Yes, [REDACTED]! That is truly a problem in Marin.	
lower the rent in canal	
Drastically expand access and opportunities to other affordable housing programs, implement rent control, and proactively protect communities from gentrification.	

Housing for Older Adults and Persons with Disabilities

Original	Translation
It would be nice to not spend tax dollars on programs and not to expand unfunded liabilities for the City.	
un taller para comprar nuestras casa de seguro	a workshop to buy a home
Invertir en programas innovadores que faciliten el acceso a familias de bajo recursos	Invest in innovative programs that facilitate access to low-income families.



Something to look out for cause we thr parents don't have a social security number but we do have a valid ITIN number. While our kids born here.	
Co-housing policies haven't resulted in any of these in San Rafael. By-right?	
se necesita un program de Vivienda especificamente para personas indocumentadas yh tos aquellos mayores y con incapacidades. en Canal no existen, revisen los edificios, protejan a nuestros mayores.	a housing program is needed specifically for undocumented persons and those who are elderly and have disabilities
Senior housing should be close to public transportation - we should consider having SMART build a new SR station	
Original	Translation
Que haya mas organizaciones con apoyos económicos para el desarrollo laboral de vivienda	That there be more organizations with financial support for the development of labor housing.
subsidize home sharing; provide job training for people to become in-home care-givers	
Que no les vendan las casas a las constructoras ya que estas las remodelan y las venden a un precio muy elevado. Que les den oportunidad a los residentes	They should not sell the houses to the construction companies because they remodel them and sell them at a very high price.They should give the residents a chance
crear un comite de alcance c omunitario especialmente para personas mayores adultas	create a community outreach committee especially for elderly adults
Policy in favor of housing for older people anywhere in the city (ie, no prejudice against senior housing).	
Programas innovadores para compradores por primera vez	Innovative programs for first-time buyers

Potential Funding Sources

Original	Translation
La mayoría de los edificios de canal no tienen rampas para que las personas mayores puedan subir a sus apartamentos. Se necesita.	Most canal buildings don't have ramps for seniors to get up to their apartments. It's needed.
Leverage available state funding for housing.	
debemos hacer lo mismo de Oakland	we must do the same as Oakland
support a state run bank to loan cities and counties money to build housing for their residents	



the Housing Element should support the Bay Area Housing Finance Agency	
like the vacancy tax idea on commercial spaces??	
I love the vacancy tax. Cause leaving a vacancy in place in hopes of higher rent goes against real estate 101	
Crear un programa de proyectos para obtener la licencia de construcción con personas que cuentan con ITiM	Create a program of projects to obtain a construction license with ITIN holders

Small Group Comments

The following are chat and verbal comments taken from each of the breakout rooms organized according to topic area:

Priorities

would like to know how the City housing handles the mobile home park
How does the City monitor fair housing? Berry: It is broken by zipcode
City partner with county to require landlords to sign up for the registry.
Parking, infrastructure, water, roads, need to be taken into consideration. There's not enough parking in higher density neighborhoods which create an overflow into other neighborhoods that cannot handle it. There aren't the right infrastructure for density.
I think there is a lot of opportunities for developers for non-profit and for profits to develop
what [redacted] said was a good idea. Create senior communities. There is an example in SoCal.
What are the funding sources. I only know of banks. Berry: Low Income Tax Credits. Maybe cities should provide a reduction in fees and/or a speedier process. Target certain areas of SR.

Tenant Protection Measures

Canal area - need apartments for families, people like to live among relatives
Prioritize and expand options for low income renters, and tenant protections for renters and subrenters



Advocate for renter protection; 400 Canal Apartments, for 20 years, father worked as maintenance, building now under new management and everyone was fired, and rent was raised; new company put flyers only English, phone number on the flyer was not connected.

Rent control

Que la comunidad hispana tengamos más oportunidades de adquirir nuestra vivienda como casas móviles que creo que es algo más realista , y pienso que. Un préstamo para un inmueble de este. Índole creo que si lo podremos .

Protección de inquilino. En los 400 están queriendo sacar a la gente y subir las rentas. Y muchos no saben que hacer. Tiene que ver más protección para no subir renta y también abogados para proteger a los inquilinos

access/opportunities to purchasing homes w/our income, fixing up older homes, access to programs, using programs that other cities use (Hayward/San Francisco housing), lots for purchasing to place RV's access to lawyers for tenants- was givin 15 days notice to evict and later found out it could've been 60 days

Did not know that there is a right to a lawyer when they are being kicked out, need to increase information to the community

minimum access to programs due to income min/max

tenant protection & rental control, building maintenance. Tenants are afraid to ask for apt fixings due to increase in rent

more inspections, fix buildings & older tenant protections

tenant protection, create a policy for contracts re: rental control, including those who rent in living area, rental control

400 canal- ordinance for when owners sell building and do not notify current tenants of new ownership

Yo estoy abogando para que los inquilinos tengan el derecho a un abogado y que sepan que tienen 60 dias para desalojar. También para que exista algún programa de protección para los que sub-rentan por ejemplo un cuarto o una sala. Yo vivi en un cuarto y durante la pandemia no calificué para ninguna ayuda por falta de contrato de renta. Y también sufrí un desalojo injusto por falta de protección.

Fair Housing Measures



Yes, I agree about adding more programs and also setting a lower rent cap for extremely low-income residents

Modify current policies/program to include those w/o social security, homeless. More inspections, better programs for older tenants

Pools are being closed in canal, activities for kids, lack of maintenance of city parks, buildings

Mi nombre es [REDACTED]

Soy miembro de voces de Canal

Yo quiero tocar el tema Invertir en programas de desarrollo Laboral para vivienda?

1-programas innovadores que faciliten el acceso a familias de bajos recursos .

2-que haya mas organizaciones con apoyos económicos para el desarrollo laboral de vivienda como por ejemplo :canal alliance.

3-programas innovadores para compradores por primera vez

4-proyectos individuales de desarrolló de vivienda para futuros proletarios

5-mas programas como Habit que faciliten la ayuda oportuna con necesidades de una vivienda

6-Crear un programa de proyecros para obtener la licencia de construcción con personas que cuentan con un ITIM

7.Clases de Inglés .

Kids don't have enough access to safe play, maintenance for buildings

Maintenance are only done for "major" issues

Que nos den la oportunidad a las personas que no tenemos seguro, queremos tener viviendas en buenas condiciones

Maintaining Housing Health, Safety, and Quality

Future floodings, worries about rental increase

Seismic retrofitting; incentivize home owners, and landlords to make retrofits, and have better tax benefits

Inspectors don't do notetaking when doing inspections to write what is wrong, more inspections (change from 5 to 3 years), programs for kids, older tenants, neighborhood safety,

Si en los 400 hay mucho problemas con el nuevo manager, el problema de que valla a subir la renta y desalojar inquilinos sin decir porque

Si necesitamos mucha ayuda con la situación en los 400 porfavor



Yo quisiera nos trataran de ayudar porque si ellos nos quieren desalojar tienen que proveer un lugar donde uno pueda quedarse

senores yo estoy aqui por el tema de desalojo que esta pasando aquí en el 400 canal street y no es justo que nos vengán a saquear hace de la nada porque no es fácil encontrar un lugar donde vivir y no es justo lo que están haciendo con nosotros etc...

En vivienda justa sería muy bueno que la ciudad contemple un plan donde se tome en cuenta a las personas que no cuentan con un número de seguro social y puedan usar su itin number crear programas para calificar para comprar una vivienda justa tomando otros programas de otras ciudades para tener acceso a la compra que nos dejen comprar viviendas baratas para remodelar y que no sean vendidas a las grandes constructoras que después sobre venden préstamos de gobierno o federal como el de FHA que actualmente está disponible para condado de Marín pero no para la ciudad de San Rafael 94901 o tomar como ejemplo los proyectos de Eden Housing en Hayward o Habitat en San Francisco

Canal has lesser access to police presence, safety, they prohibit a lot, not equal to other neighborhoods, lighting

En los apartamentos del área de canal también hay edificios que las escaleras están no están en buenas condiciones. Que está peligroso que alguien se puede caer.

Opportunities for those w/o social security to build, Inspections in canal

Necesitamos ayuda para evitar el desalojo injusto de los apartamentos 400 necesitamos Apolo de la ciudad

Programs for purchasing homes, do more advertising for canal residents

Licencia de construcción para construcción y así crear nuevas oportunidades para la comunidad latina

Increasing Housing Supply

Competition with those of higher incomes, there is a need to increase housing availability like other programs, take on ideas from other cities like Eden Housing, Habitat for Housing SF.

General Discussion

Very concerning at low production numbers less than 400 units over 8 years. City will do a great job selecting sites and protecting resources.



Process about getting projects approved - northgate project. Process was poorly done. Design review board members not sure of what their roles were

Anything that can be done in the review process would be good. By-right approvals and would be a good part to stop

Need more units to meet the need

also what is holding back those units from getting built. But if not breaking ground, we're off a creek

Marin builders associatin concerned - members getting older and reitring. Nobody in marin to build the

Process of breaking ground

Lot of units in the pipeline to approve.

How come they're stuck in the pipeline

Make existing housing cleaner - existing housing not adequate

Schools, families - goal affordable housing for families. Great if there wer more diverse housing in neighborhood

ADU's - more tranSPARENT process (allow for opportunity) Maybe an association with incentives for development of ADU's

Preferred suppliers?

Supportive in a lot of areas.

Giving up due to complexity of reviews, etc. Steps. If there was an agency to go to it would help

City has some ideas on how to adjust them - Liz

Renter protections - look at unintended concquences:

No turnover of housing - new people wouldn't be able to come to San Rafael

Ask that if they can't be looked at, then if restricting housing in the long run will not allow those wanted into San Rafael

Has the City thought of proccurring developpers to come in for affordable housing projects?

For schools, it would allow City to have more influence

Housing element plans don't allow it - make san rafael a more appealing for developers, use tools to streamline the process

Deep dive into steps to determine

Sea level rise - important in terms of housing



Programs to consider - protections, rent control (cap) renters/sub-renters

Right to a lawyer

Expanded options for housing in those of low income

Just absorbing all the information - thanks for allowing us to be here

Looking for economies of scale - more resources available to people - all schools will be impacted. Sources of water will be impacted, recognizing that we all are in the same goals and challenges.

Need to be more collaborative - in terms of policies and programs, still need to address same issues in City's and towns. Work more closely with county/jurisdiction

When do we anticipate releasing draft element? ~ 30 days away from circulating draft for 30 day public comment

Adopting before Jan 31st? - Have until end of May to be certified (grace period for revising document and responding to comments)

Deadline for adoption if not met, 4 year recertification cycle?