

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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June 22, 2023

Jim Schutz, City Manager
City of San Rafael
1400 Fifth Avenue
San Rafael, CA, 94901

Dear Jim Schutz:

RE: City of San Rafael's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting San Rafael (City) housing element adopted May 15, 2023 and received for review on May 18, 2023, including modifications received on June 21, 2023, as authorized by Resolution Number 15215. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. HCD considered comments from Jenny Silva pursuant to Government Code section 65585, subdivision (c).

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of June 22, 2023. The adopted element addresses the statutory requirements described in HCD's December 20, 2022 review. HCD reminds the City that a copy of the updated adopted housing element including modifications should be posted wherever the housing element is available to the public. HCD requests notification upon posting.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 2 (Extremely Low-Income Housing Resources)
- Program 7 (Affirmative Marketing of Housing Opportunities)
- Program 8 (Latinx Community Capacity Building and Engagement)
- Program 11 (Tenant Protection Measures)
- Program 19 (Air Rights Strategic Plan)
- Program 20 (Precise Plan for North San Rafael)
- Program 25 (Objective Design Standards for Multi-Family Housing)
- Program 21 (Precise Plan for Southeast San Rafael)
- Program 35 (Affordable Housing for Large Families)
- Program 41 (Streamlining of Development Approval)
- Program 42 (Zoning Text and Map Revisions)
- Program 43 (Revisions to Parking Standards)

Implementation of Programs 7 (Affirmative Marketing of Housing Opportunities, 8 (Latinx Community Capacity Building and Engagement) and 11 (Tenant Protection Measures) is particularly critical. Engaging the public, evaluating the effectiveness of programs, and making appropriate adjustments is essential to compliance. The City's monitoring, evaluation, and adjustment efforts must give special attention to programs to affirmatively furthering fair housing (AFFH), especially place-based strategies for community revitalization and anti-displacement measures.

The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585(i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the hard work, cooperation, and responsiveness the City's housing element team provided throughout the review process. HCD particularly commends the efforts of Alicia Giudice, Alexis Captanian, Barry Miller, and Liz Darby, whose diligence, commitment to excellence, and professionalism in the preparation of the housing element and throughout the review process was greatly appreciated. HCD also applauds the leadership of the City in taking significant steps to AFFH and accommodate the future housing needs of all segments of the community. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Chelsea Lee, of our staff, at Chelsea.Lee@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long, sweeping horizontal stroke extending to the right.

Melinda Coy
Proactive Housing Accountability Chief