



# Town of San Anselmo

525 San Anselmo Avenue  
San Anselmo, CA 94960

## Staff Report

**TO:** Town Council

**Meeting of 1/25/2022**

**FROM:**

Elise Semonian, Planning Director

**SUBJECT:**

Annual Report on General Plan for 2021 and Review of 2015-2023 Housing Element

**RECOMMENDATION**

Hold a public hearing and accept public comments and direct staff to submit the report to the State Governor’s Office of Planning and Research (OPR) and State Housing and Community Development Department (HCD).

**BACKGROUND**

State law requires the Town to present a status report on the General Plan annually to the Town Council and OPR. It also requires the Town to provide an update on the implementation of the Housing Element to HCD by April 1st each year on their Annual Progress Report form (Attachment 3).

**DISCUSSION**

The attached reports provide an update on the Town’s progress in implementing the programs in the General Plan for calendar year 2021 and progress implementing the Housing Element for 2015-2021. This year, staff has included thorough analysis of the goals, policies and programs in the current Housing Element (Attachment 1). The Town is required to review the current Housing Element for the development of the 6th Cycle 2023-2031 Housing Element. The public is invited to comment on this document, which will be incorporated as an appendix in the Housing Element 2023-2031.

**ANALYSIS**

The Town has made excellent progress in developing new housing units in all income levels except units for Extremely Low-Income households. No Extremely Low-Income units have been developed during this Reginal Housing Needs Allocation (RHNA) projection period (January 1, 2014 - October 31, 2022).

<b>PROGRESS TOWARDS 2015-2023 RHNA ALLOCATION</b> <i>Since start of reporting period January 1</i>				
<b>Income Level</b>	<b>2015-2023 RHNA Allocation</b>	<b>Approved since</b>	<b>Building Permit Issued</b>	<b>Units Completed</b>

EXTREMELY LOW INCOME (50% of Area Median Income)	17	0	0	0
VERY LOW INCOME (33-50% Median Income)	16	17	21	19
LOW INCOME (50-75% Median Income)	17	28	33	22
MODERATE INCOME (75-120% Area Median Income)	19	51	31	24
ABOVE MODERATE INCOME (>120% of Area Median Income)	37	63	46	24
<b>TOTAL</b>	<b>106</b>	<b>159</b>	<b>131</b>	<b>89</b>

Table 1

The Town has approved a variety of housing types, including several multifamily housing projects. The following summarizes the types of units approved:

Type of Unit	Net New Units
Junior Accessory Dwelling Unit	1
Duplex structure	2
Apartment added to existing multifamily	3
Townhomes/Condo: 6-unit, 4 unit	8
Single Family Residence	9
New apartment building: 12-unit, 16-unit, 16-unit <i>Each project has 2 units of 44 deed restricted very low- or low-income housing</i>	
Accessory Dwelling Unit	90
<b>Total</b>	<b>157</b>

Table 2

Notable housing accomplishments in 2021 were the Town Council adoption of ordinances enacting temporary moratoriums on rent increases and evictions due to the financial impacts of the COVID-19 Pandemic, and Town promotion of the Marin County [emergency rental assistance grant program](https://www.marincounty.org/depts/cd/divisions/housing/renter-and-landlord-resources/marin-county-emergency-rental-assistance-program) <https://www.marincounty.org/depts/cd/divisions/housing/renter-and-landlord-resources/marin-county-emergency-rental-assistance-program>. The programs were promoted on social media and the Town email list and information was mailed to all property owners and tenants of multi-unit property. As of January 7, 2022, the County has received 135 applications for emergency rental assistance and paid 40 cases in San Anselmo.

**FISCAL IMPACT**

None.

**GENERAL PLAN CONSISTENCY**

The annual report is required by State law and the General Plan Housing Element programs.

**CEQA AND CLIMATE ACTION PLAN CONSISTENCY**

Acceptance of the report is not a project subject to review under the California Environmental Quality Act (CEQA) and will not conflict with the Climate Action Plan 2030. The report details actions taken to further the General Plan.

**CONCLUSION**

Direct staff to submit the report to the State Governor's Office of Planning and Research (OPR) and State Housing and Community Development Department (HCD).