

Review of 2015-2023 Housing Element Goals, Objectives, Policies and Programs

This summarizes the results and outcomes of the 2015-2023 housing-element's goals, objectives, policies, and programs from 2015 to 2021, when this report was prepared. During the 5th Cycle Housing Element, the Town of San Anselmo implemented programs that facilitated development of new housing; assisted residents to stay in their homes during the Covid 19 pandemic; and improved the quality and energy efficiency of many existing housing units.

The Town adopted new regulations and policies to facilitate the development of Accessory Dwelling Units (ADUs) such as by-right approvals; a new process for allowing flexibility in application of zoning regulations; waiver of building permit fees for deed restricted affordable units; and a colorful new website and handbook to guide homeowners seeking to construct ADUs. The Town has approved 90 ADUs and has issued building permits for 59 ADUs.

The Town adopted regulations to implement State and local Greenhouse Gas reduction goals and climate adaptation strategies including water efficient landscape requirements; new green building regulations; and requirements for electric vehicle charging infrastructure.

Several multifamily structures were approved that will result in six new deed restricted Very Low- and Low-Income units. The Town found that its zoning regulations encouraged these market rate developers to include deed restricted affordable housing in their projects to obtain incentives and concessions. Without the restrictive standards, the projects would have been 100% market rate, like some of the smaller multifamily projects constructed during the housing element cycle. Only one multifamily project approval was appealed to the Town Council.

PROGRESS TOWARDS 2015-2023 RHNA ALLOCATION				
<i>Since start of reporting period January 1, 2014</i>				
Income Level	2015-2023 RHNA Allocation	Approved since	Building Permit Issued	Units Completed
EXTREMELY LOW INCOME (<30% of Area Median Income)	17	0	0	0
VERY LOW INCOME (<50% of Area Median Income)	16	17	21	19
LOW INCOME (50-80% of Area Median Income)	17	28	33	22
MODERATE INCOME (80-120% of Area Median Income)	19	51	31	24
ABOVE MODERATE INCOME (>120% of Area Median Income)	37	63	46	24
TOTAL	106	159	131	89

Table 1

2021 Household Income Limits and Maximum Housing Costs

The Department of Housing and Urban Development (HUD) annually estimates Median Family Income for Marin County to set income limits for housing programs.¹ In 2021, HUD estimated Marin County’s area median income at \$149,600. Census data indicates that San Anselmo’s median income is higher than the County of Marin as a whole.²

Income Category	Income Range
Acutely Low Income (0-15% of Area Median Income)	1 person household \$0-\$15,700 4-person household \$0-\$22,450
Extremely Low Income (15-30% of Area Median Income)	1 person household \$15,701-\$38,400 4-person household \$22,451-\$54,800
Very Low Income (30%-50% of Area Median Income)	1 person household \$38,401-\$63,950 4-person household \$54,801-\$91,350
Low Income (50-80% of Area Median Income)	1 person household \$63,951-\$102,450 4-person household \$91,351-\$146,350
Moderate Income (80-120% of Area Median Income)	1 person household \$102,451-\$125,650 4-person household \$146,351-\$179,500
Above Moderate Income (>120% of Area Median Income)	1 person household \$125,651 or more 4-person household \$179,501 or more

Table 2

	Maximum Housing Cost 1-to-4-person household ³
Acutely Low	\$393 - \$561
Extremely Low	\$960 - \$1,370
Very Low Income	\$1,599 - \$2,284
Low Income	\$2,561 - \$3,659
Median Income	\$2,618 - \$3,740
Moderate Income	\$3,141 - \$4,488

Table 3

Accessory Dwelling Units

Accessory Dwelling Unit (ADU) applications make up most of the new housing units in the Town and are responsible for most of the affordable housing units. The number of annual ADU applications has more than doubled since 2020 when new State law eliminated floor area limits, lot coverage limits, and parking requirements for most ADUs. These applications increased with minimal promotion of the Town’s ADU incentives.

¹ The basis for HUD’s median family incomes is data from the 2018 American Community Survey, table B19113 – Median Family Income In The Past 12 Months. A Consumer Price Index (CPI) forecast is used to bring the 2018 data forward to 2021.

² \$128,212 vs. \$110,843 based on 2019 American Community Survey Data

³ Based on [2021 Income Limits for Marin County](#) and using HUD Guideline of 30% of household income available for monthly rent and utilities.

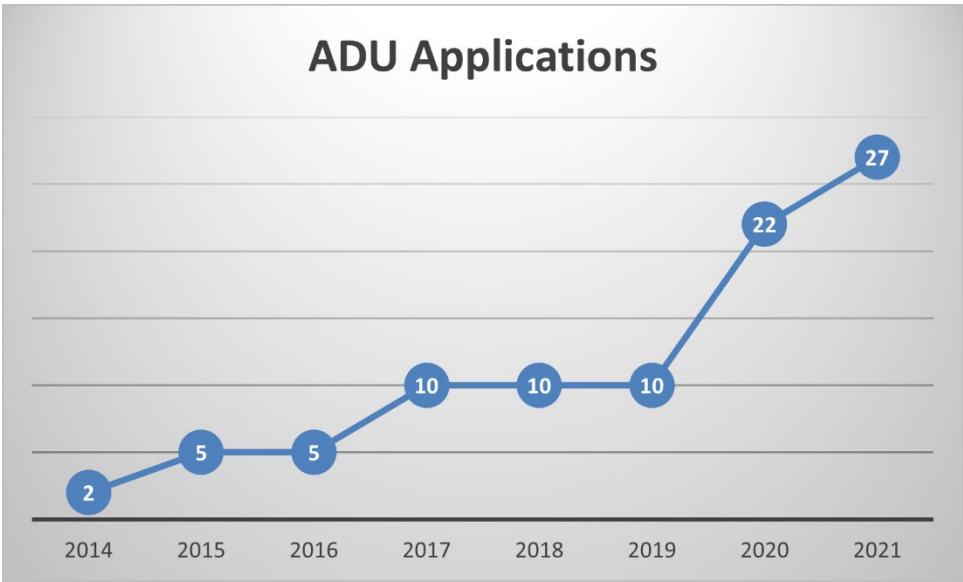


Table 4

The Town partnered with other County jurisdictions on a website to promote ADUs and provide information to property owners on their development, including a cost calculator: <https://adumarin.org/>. A colorful [workbook](#) is available for viewing and download.

ADUs are now allowed on all multifamily sites but no ADUs have been created on any multifamily sites. Staff believes more units can be created at these sites with promotion of the program, such as mailed information to property owners. This can be a program in the next housing element.

ADUs remain an important source of affordable housing in the Town, and, with promotion, their development can be increased in the next housing element cycle. Staff reviews San Anselmo rental advertisements to monitor housing prices and unpermitted units. The average advertised monthly rent for a studio to 1-bedroom ADU is \$1,922 per month (\$800 to \$2,500) and for a 2 bedroom is \$2,474 per month (\$2,350 to \$3,000). A 2017 Town survey showed that the average actual rent for Town ADUs was \$1,498 since many are rented for well below market rate, and many ADUs were occupied by family that did not pay rent (these units were not included in the calculation of average rent).

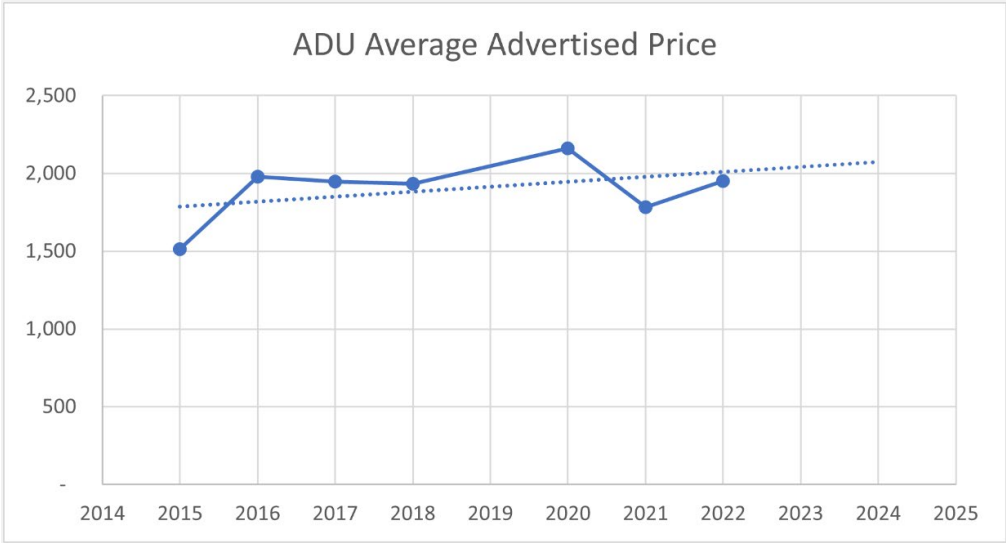


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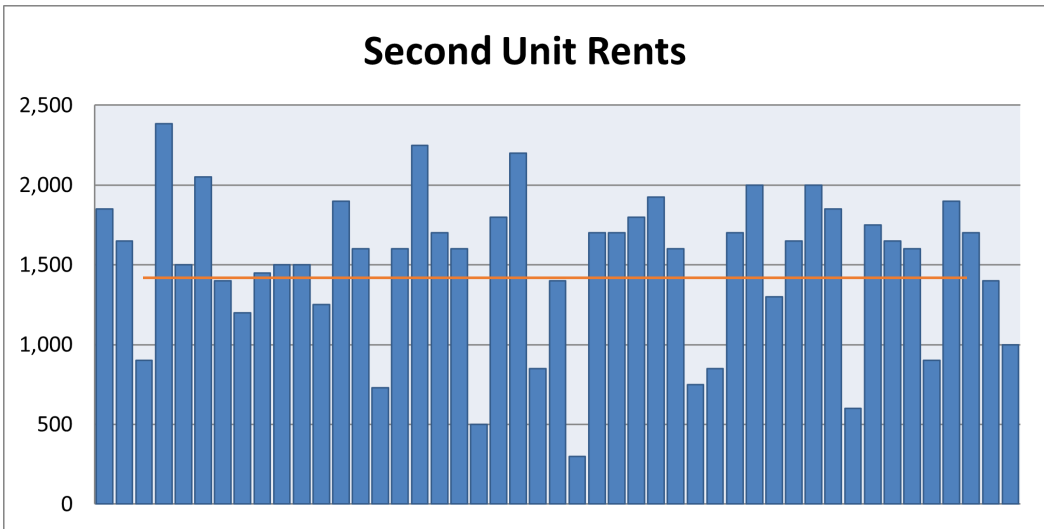


Table 6 2017 Survey Results

Apartments

Apartments have also remained a source of affordable housing in San Anselmo. About 17% of San Anselmo housing units are in 3-unit or larger developments.

	Total Sites	Total Units
More than 4 units	70	757
4 Units	21	84
3 Units	41	123
2 Units	352	704
Single family	3,922	3,922
	Total Units	5,590

Table 7

Like ADUs, apartments remain affordable to Low to Moderate income households and their preservation and development should be encouraged in the next housing element. Staff has noted that the most expensive apartments are in the larger (15+ unit) apartment developments with more amenities, such as the 70-unit Parkside Apartments on Sunny Hills Drive near Memorial Park and 15-unit 35 Tamalpais. Apartment rental prices continue to increase.

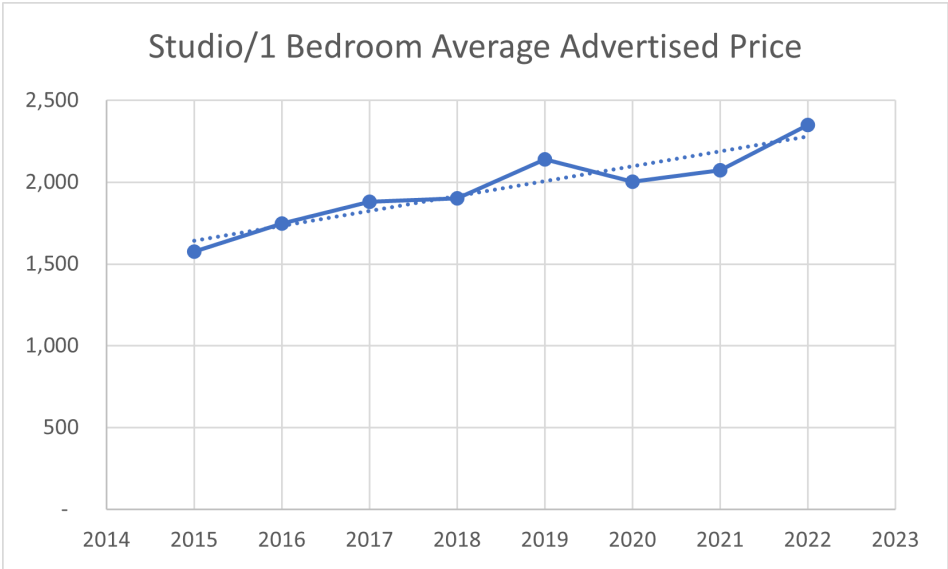


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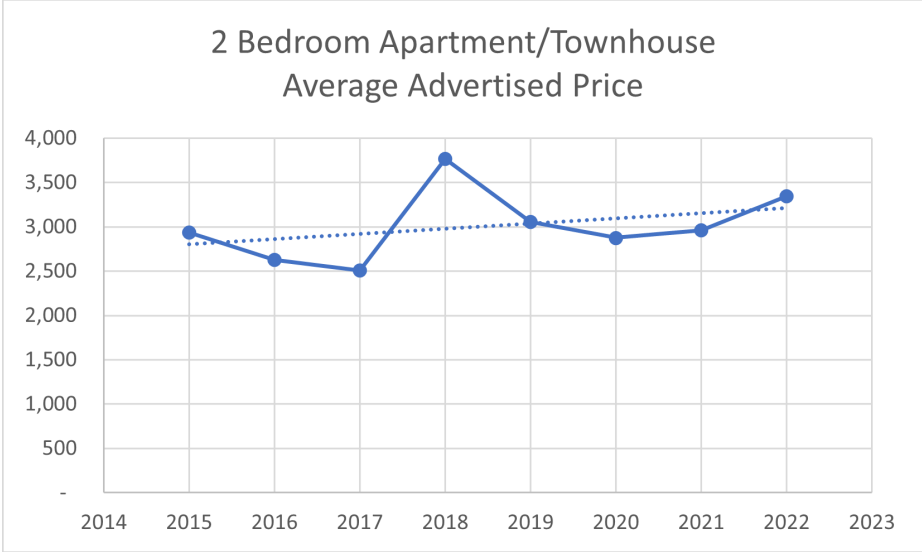


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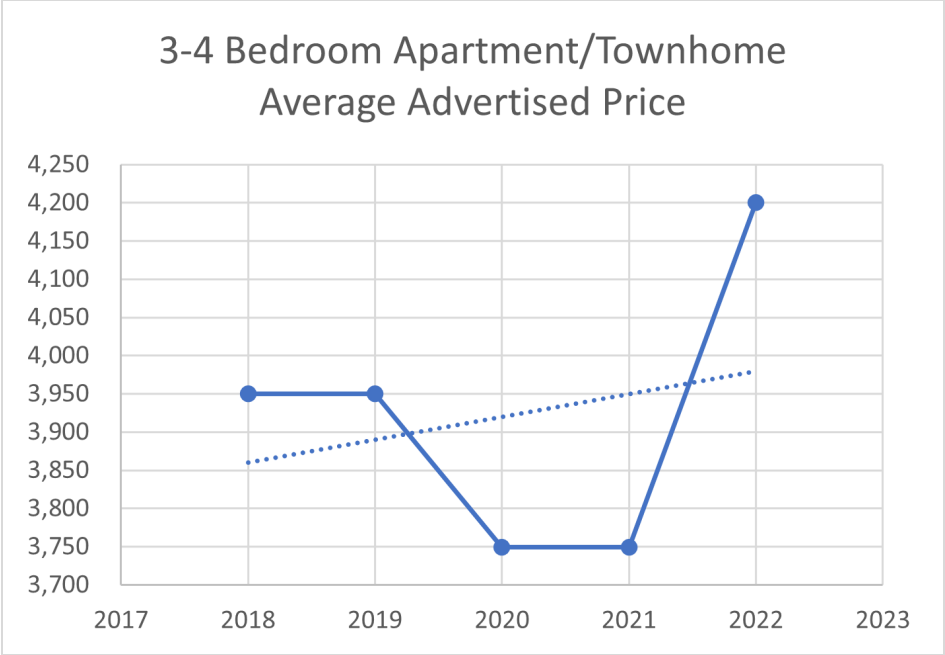


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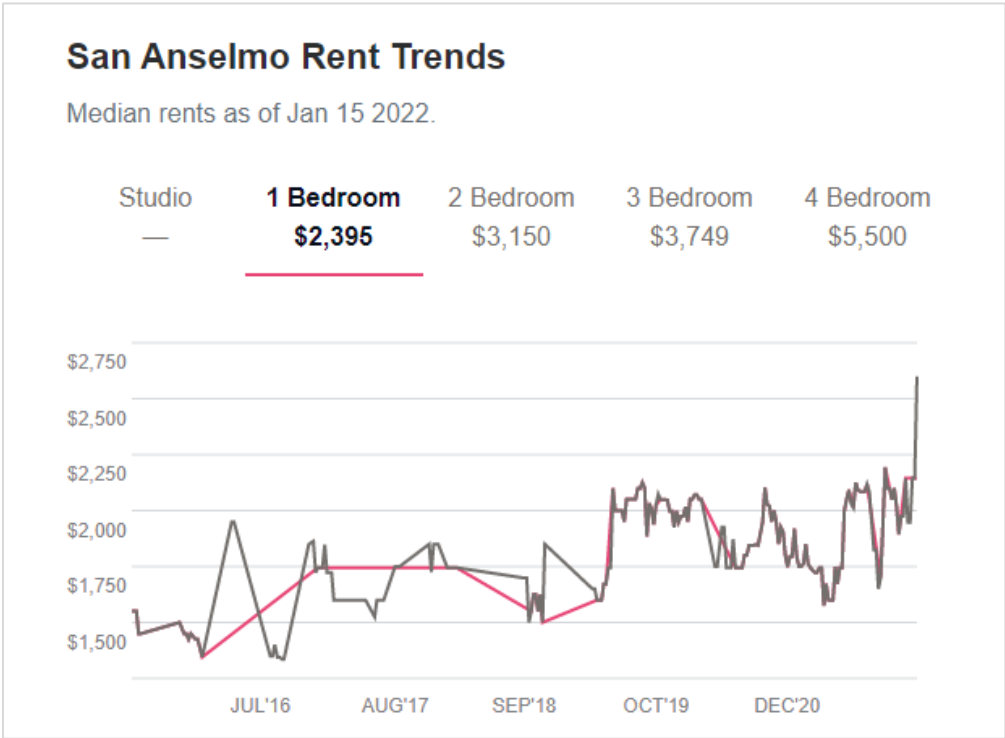


Table 11 Rent Trends from Zumper.com

Single Family Homes

Single family home rental prices vary greatly based on the house size, number of bedrooms and construction year. Based on units advertised since 2015, over half of the rental homes in town

were affordable to Low- and Moderate-Income families. On the higher end, one newly constructed 3-bedroom house was advertised for rent at \$9,000 per month in 2021.

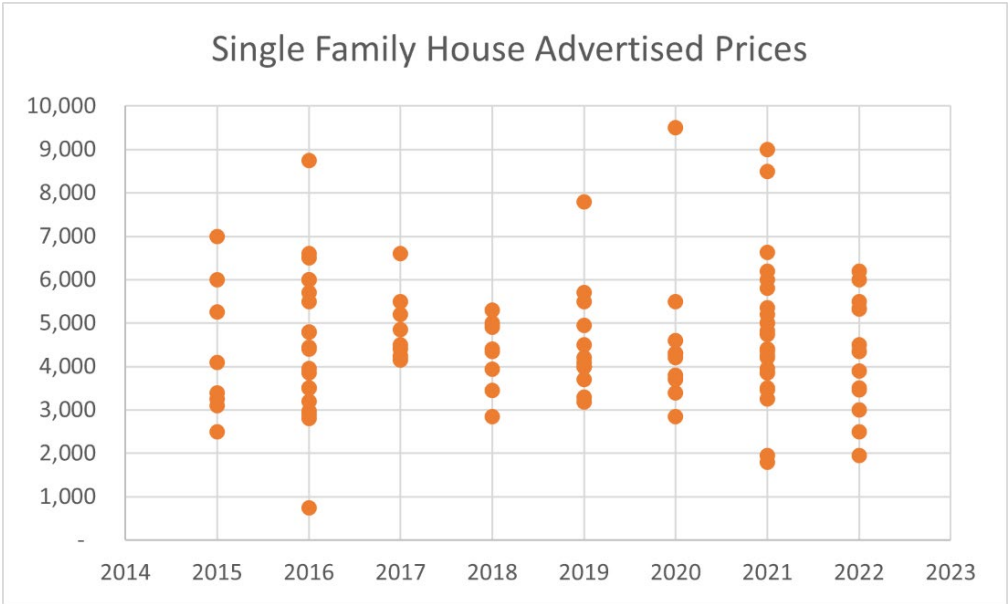


Table 12

In 2020, 160 single family homes were sold with a mean price of \$1,523,090 and median price of \$1,362,500. Nine condominium and townhome units were sold with a mean price of \$1,145,000 and a median price of \$1,400,000.⁴ Of note is that condominium/townhome units were not more affordable than conventional detached single-family residences.

Table 13 below details typical monthly costs for more affordable San Anselmo ownership property, compared with a median priced single-family residence. There are still opportunities for moderate income families to purchase small residences in the Town of San Anselmo. However, Low Income residents must overpay to afford the monthly costs of home ownership.

	1 Bedroom Condo	1 Bedroom Single Family	2 Bedroom Condo	2 Bedroom Single Family	Median Single Family 2020
Unit price	\$ 650,000	\$ 740,000	\$ 800,000	\$ 1,150,000	\$ 1,362,500
Mortgage (3% to 3.38%)	\$ 2,192	\$ 2,496	\$ 2,698	\$ 3,941	\$ 4,819
Insurance	\$ 42	\$ 275	\$ 42	\$ 275	\$ 275
HOA Dues	\$ 450	\$ -	\$ 600	\$ -	\$ -
Taxes	\$ 875	\$ 964	\$ 1,027	\$ 1,376	\$ 1,605
Total	\$ 3,559	\$ 3,735	\$ 4,367	\$ 5,592	\$ 6,699

Table 13 Monthly Homeownership Costs

The following pages review the 2015-2023 Housing Element Goals, Policies and Programs and includes staff’s recommendations regarding continuing, modifying or deleting the programs. The Town Council and public are invited to comment on this document, which will be incorporated as an appendix in the next housing element.

⁴ Marin County Assessor Data <https://www.marincounty.org/depts/ar/divisions/assessor/sales>

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
GOAL 1 — BUILD LOCAL GOVERNMENT INSTITUTIONAL CAPACITY AND MONITOR ACCOMPLISHMENTS TO EFFECTIVELY RESPOND TO HOUSING NEEDS.				
H1.7 Organizational Effectiveness. In recognition that there are limited resources available to the Town to achieve housing goals, the Town will seek ways to organize and allocate staffing and community resources effectively and efficiently to implement the programs of the Housing Element.				
H1.A Create a Housing Element Implementation Subcommittee. The Town will create a Housing Element Implementation Subcommittee of the Planning Commission to work with the staff, the community and non-profits to implement Housing Element programs and to be available for future updates of the Housing Element. Responsibilities of the Subcommittee include:	Assist in implementing Housing Element programs.	Establish Subcommittee in 2015 and develop work program in 2015	Not appropriate. In 2016 two Planning Commission members appointed to Subcommittee. The subcommittee met only once. The 7-member Planning Commission served this role by reviewing proposed regulations. Town Council, through recommendations by staff, prioritized housing element programs to implement as Town Council work plan priorities.	Delete. The Planning Department has inadequate staff to support a sixth committee. Continue to have Town staff present annual report to Planning Commission and Town Council and review progress on Housing Element programs. Annually prioritize programs to implement and consider when the Town budget is considered.
a. Participate in the annual review of the Housing Element.			Entire Planning Commission and Town Council reviewed Housing Element progress annually.	
b. Develop an annual work program to assist in implementing Housing Element programs for review with the Town Council.			Town Council, with advice of staff, develops work program priorities and budget and has included Housing Element programs to implement.	

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
c. Review options for funding affordable housing.			No general review of funding sources has taken place. The Planning Commission has considered an inclusionary housing fee that the Town Council and Planning Commission are scheduled to consider in 2022 after workshops with developers.	Add new program to retain consultant with expertise in affordable housing funding to present options for funding affordable housing in the Town.
d. Make recommendations to the Planning Commission and Town Council on strategies for housing opportunity sites and for funding.			Not completed by subcommittee.	Development of affordable housing on opportunity sites largely depends on available funding (particularly for Town-owned sites) and interest of landowner to develop housing. Consider new program to retain consultant to develop strategies to present to the Town Council.
e. Provide follow-up on housing opportunity sites and funding based on directions provided by the Town Council, including working with the community, San Anselmo Theological Seminary, Sunnyside, Ross Valley School District, non-profits and property owners. This would include all of the actions identified in Program H3.F.			Not completed. Planning Commission members are volunteers and not necessarily housing experts. This program could involve ex parte communications and may set Commission up for conflict of interest, or the appearance of conflict of interest, when a project is before the Planning Commission.	Delete. Staff can continue to work with housing opportunity site owners and bring projects before the full Planning Commission.

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f. Conduct community outreach and provide community information materials through an open and non-advocacy process.			Not completed by committee. Planning Commission meetings are used for open discussion on housing issues and publicized to the community.	Delete. Community outreach will take place with Housing Element Update and specific programs.
g. Engage property owners in identifying opportunities for the construction of affordable housing.			Town staff engages property owners to identify opportunities for affordable housing. Planning Commission members could have a conflict of interest if the project ever comes before them for review.	Delete. Housing owners will be contacted and engaged for Housing Element update. Consider program to continue this communication for those that express interest in developing housing.
h. Pursue unique opportunities where the Town can participate in the construction of affordable housing, either on Town-owned sites, or through funding or regulatory means. (For example, the Subcommittee will review Town-owned sites and recommend a program for development for review with the Town Council).			Town staff has pursued potential affordable housing projects for town sites and has included all relevant staff (building, public works, fire), which would be complicated to organize with a subcommittee of Planning Commissioners. Any potential projects would be brought to the Town Council to consider.	Fold into new program to have consultant assist with development of funding options and development program for affordable housing on town owned sites.
i. Review funding options as part of the annual Housing Element review and support funding applications as opportunities are available and undertake other actions (such as modifications to parking requirements and granting concessions and incentives) to assist in the development of housing for extremely low income households.			Planning Commission has discussed potential inclusionary housing fee. The Town Planning Commission considered, and the Town Council adopted, regulations for single room occupancy units in 2018, including modifications to parking standards for extremely low-income units (Ordinance 1126).	Fold into new program to have consultant assist with development of funding options and development program for affordable housing on town owned sites.

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j. Develop an incentive program for affordable housing, including adoption of an Affordable Housing Overlay Zone and allowing housing as a “use-by-right” on key sites.			State law provides ample incentives for development of affordable housing, including significant density bonuses and parking waivers. Town will consider by right housing with housing element update process.	If by right housing not adopted prior to housing element adoption, continue program for housing use by right.
k. Develop ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates to participate in Subcommittee meetings and provide advice and comment on proposed zoning and other program implementation.			Town staff has conducted outreach to non-profit housing developers and has met with three.	Modify. Staff should continue outreach to non-profit housing developers to facilitate development of Town-owned sites and other Town sites that become available for development.
l. Work with infill property owners in the Downtown and adjacent areas by conducting outreach with property owners in 2015, as part of the Subcommittee tasks, and to identify specific incentives for property owners to develop their properties with housing, including the identification of incentives the Town can utilize to encourage lot consolidation to achieve economies of scale in site development.			Town staff met with property owners in two workshops held in November 2021 to discuss incentives that will be under consideration for housing, such as objective design standards, and solicited comments.	Modify. Staff should continue outreach to property owners. Outreach should specifically inform them of incentives adopted to implement housing development.
m. Revisit the Visioning process conducted for Lower San Anselmo Avenue and conduct outreach to property owners to effectuate changes consistent with the Vision.			Staff has had contact with owner of largest site in the area and has discussed 3 development proposals.	Delete. Staff should continue outreach to property owners to inform them of incentives adopted for housing development in all areas of the town.

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<p>n. Eliminate residential density in prescribed infill areas, such as along Greenfield, in the Downtown and along Lower San Anselmo Avenue, to encourage new residential uses. Allow residential uses by right, subject to design review, as long as parking, setbacks and building height standards are met in the development).</p>			<p>The Town has found that having specific density limit aids in certainty for developers and ease in implementation of the State Density Bonus Law to encourage development of affordable units. Town will be considering adoption of objective standards and by right zoning in 2022.</p>	<p>Delete if by right use adopted prior to housing element update, otherwise continue program for by right residential uses.</p>
<p>H1.3 Neighborhood Responsibilities within San Anselmo. The Town will seek ways, specific to each neighborhood, to provide additional housing as part of each neighborhood’s fair share responsibility and commitment to help achieve community-wide housing goals. This may include in-lieu fees, second units, infill housing, mixed-use, or other new housing construction.</p>				
<p>No programs corresponded to this policy. The Town may consider continuing this policy with the new housing element and development of the sites inventory to Affirmatively Further Fair Housing and provide housing opportunities in all Town neighborhoods.</p>				
<p>H1.8 Housing Element Monitoring, Evaluation and Revisions. The Town will establish a regular monitoring and update process to assess housing needs and achievements, and to provide a process for modifying policies, programs and resource allocations as needed in response to changing conditions.</p>				

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
<p>H1.B Review the Housing Element Annually. As required by State law, the Town will review the status of Housing Element programs by April of each year. To maintain consistency between the Housing Element and the other General Plan Elements and the policies and programs, as portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained. In addition, a consistency review will be implemented as part of the annual general plan implementation report required under Government Code Section 65400.</p>	<p>Review and monitoring of Housing Element implementation; submittal to HCD</p>	<p>Annually by April 1st</p>	<p>In accordance with State requirements, the Town prepares Housing Element Annual Progress Reports after each calendar year. The program implementation has been successful, and the Town has reviewed the Housing Element on an annual basis and submits Annual Progress Reports State Housing and Community Development Department Annually to assess the Town’s progress toward its eight-year RHNA housing production targets and toward the implementation of housing activities identified in the Housing Element.</p>	<p>Modify. Annual report is required by state law and does not have to be a program in the housing element.</p> <p>Since the annual review takes place long before the Town budget is reviewed, the Town way wish to set goals at that time to implement programs that staff can bring forward for funding consideration with the annual budget.</p>
<p>H1.I Update the Housing Element. Update the San Anselmo Housing Element pursuant to State law requirements. Upon adoption, the Town will submit the updated Housing Element to the Marin Municipal Water District, the Central Marin Sanitation Agency, and the Ross Valley Sanitary District.</p>	<p>Consistency with Housing Element law</p>	<p>Update the Housing Element by 2023</p>	<p>The town is in the process of updating the housing element.</p>	<p>Delete. This is a State law requirement and does not need to be an implementation program in the Town’s housing element to be reviewed annually.</p>
<p>H1.5 Equal Housing Opportunity. To the extent possible, the Town will ensure that individuals and families seeking housing in San Anselmo are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors, consistent with the Fair Housing Act.</p>				

<p>H1.C Publicize Fair Housing Laws and Respond to Discrimination Complaints. Promote fair housing opportunities for all people and support efforts of Town, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and federal anti-discrimination laws. The Director of Planning is the designated Equal Opportunity Coordinator in San Anselmo with responsibility to investigate and deal appropriately with complaints. Discrimination complaints will be referred to the Fair Housing of Marin, the Marin Housing Authority, HUD, or the California Department of Fair Employment and Housing, as appropriate. Information regarding the housing discrimination complaint referral process will be posted on the City’s website and available consistent with Program H1.D.</p>	<p>Obtain and distribute materials (see Program H4.D) and respond to complaints</p>	<p>Ongoing and in response to complaints</p>	<p>Program is appropriate to disseminate information on Fair Housing. Town staff did not receive any fair housing complaints directly. The Town posted links to Fair Housing of Marin, Marin Housing Authority, Legal Aid, and Marin Mediation Services on its website and obtained and makes fair housing literature available including flyers in multiple languages.</p> <p>HUD Region 9 reported two (2) Fair Housing inquiries for San Anselmo between 01/01/2013 - 03/19/2021 (one for sex and one for disability). “While these aren’t official cases, there is still value to identify concerns that residents have about possible discrimination. These inquiries may not have been pursued by the resident for any number of reasons.”</p> <p>The Town Council has promoted fair housing by proclaiming April to be Fair Housing Month every year and receiving a report on complaints received.</p> <p>12/11/18 the Town Council adopted Ordinance 1131 to</p>	<p>Modify program to eliminate completed website work.</p>
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Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
			prohibit discrimination based on source of income.	
<p>H1.D Provide Information on Housing Programs. The Town will promote the availability of Marin County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) Creating a link on the Town’s website that describes programs available in the Town of San Anselmo and provides direct links to County agencies that administer the programs; (b) Including contact information on County programs in Town newsletters and other general communications that are sent to residents; (c) Maintaining information on programs at the Town’s public counter; (d) Training selected Town staff to provide referrals; and, (e) Distributing information on programs at public locations (library, schools, etc.)</p> <p>Examples of specific information would include: 1. Fair Housing Laws; 2. Rehabilitation loan programs; 3. Housing Authority information; 4. Housing programs; 5. Code enforcement; 6. Homebuyer assistance; 7. Information about affordable housing.</p>	<p>Update website and provide information to residents</p>	<p>Review and update website links by September 2015; distribute and post information at least once annually</p>	<p>Program effective. The Town receives information from the Marin Housing Authority on affordable housing availability and shares this information by email and bulletin boards. Town staff provides informational handouts at Town Hall and on the Town website.</p> <p>The Town has promoted new COVID 19 emergency rental assistance program administered by the County in 2021. Information was included in Town’s email newsletter and business newsletter. Letters were mailed to all renters and owners of multifamily property. As of January 2022, the County had received 135 applications from San Anselmo residents and paid 40 cases.</p> <p>Staff promotes a County program that offers loans to owners that will create units available to those using Housing Choice Vouchers and other incentives.</p>	<p>Modify program to delete portions that were already implemented and make specific goals for public outreach.</p>

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<p>H1.2 Community Participation in Housing and Land Use Plans. The Town will undertake effective and informed public participation from all economic segments and special needs groups in the community in the formulation and review of housing and land use policy issues.</p>				
<p>H1.4 Neighborhood Meetings. Developers will be encouraged to have neighborhood meetings with residents early in the process to undertake problem solving and facilitate more informed, faster and constructive development review.</p>				
			<p>In 2019 the Town considered a draft ordinance to require parties to meet and confer prior to appealing decisions to the Town Council, but it was not adopted. The Town now requires applicants to review plans with neighbors prior to submitting for planning entitlements.</p>	
<p>H1.E Community Outreach when Implementing Housing Element Programs. Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to build public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use and pedestrian-oriented development. The Town will notify a broad representation of the community to solicit ideas for housing strategies when they are discussed at Planning Commission or Town Council meetings. Specific outreach activities include:</p>	<p>Conduct outreach and distribute materials</p>	<p>Consistent with implementing programs</p>	<p>The Town uses most of the listed means to communicate housing strategies when they are discussed. The Town has not had any general outreach regarding housing but will have these discussions during the housing element update and a robust public engagement process is planned.</p>	<p>Modify. The Town has a broad engagement strategy for the Housing Element update. Consider what strategies work and do not work for getting broad representation of community and update this program. Do not include activities in program that are not new and are routine, such as posting notices and publishing notice in newspaper.</p>
<p>a. Maintain the Housing Element mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners.</p>			<p>Mailing list for Housing Element started in 2021 and advertised on every mailed notice sent out by Planning Department, estimated at 200 per month, and on website. 12 individuals have subscribed.</p>	<p>Continue</p>

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b. Post notices at Town Hall, the library, and the Post Office.			All notices are posted at Town Hall, which is immediately adjacent to the library. There is no place to post a flyer at the Post Office.	Modify, see above.
c. Publish notices in the local newspaper.			Notices are published in the newspapers as required by law.	Modify, see above.
d. Post information on the Town’s website.			All agendas are posted on the town website for any meetings by the Town.	Modify, see above.
e. Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element programs are implemented.			No neighborhood meetings conducted.	Modify, see above.
f. Assure that Housing Element Implementation Subcommittee meetings are publicized and provide opportunities for participation from housing experts, affordable housing advocates, special needs populations, and the community as a whole.			Subcommittee only met once, and it was not to consider any programs and was not noticed to public.	Modify, see above.
H1.6 Local Funding for Affordable Housing. The Town will seek ways to reduce housing costs for lower income workers and people with special needs by developing ongoing local funding resources and continuing to utilize other local, state and federal assistance to the fullest extent possible.				

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<p>H1.G Establish an Affordable Housing Fund. Establish an Affordable Housing Fund to increase below market rate affordable housing opportunities in San Anselmo. Specific uses of the fund, operating procedures/criteria, sources of funding, decisions on accepting funding or donations, actions tied to obtaining funds, etc., would be developed by the Housing Element Subcommittee and staff, and approved by the Town Council.</p> <p>Potential sources of funds could include, but would not be limited to: a. Marin Workforce Housing Trust; b. Marin Community Foundation; c. Federal Grants; d. Transportation Authority of Marin; e. In-lieu fee payments under inclusionary requirements, including consideration of in-lieu fees beginning at 2 unit for-sale developments — assuring that the payment of in-lieu or housing impact fees are reasonable and not punitive; f. Voluntary donations (such as bequeaths, trusts, donations of land and buildings, etc.); g. Affordable Housing Impact Fee on larger single-family homes. (For example, consider Marin County’s sliding scale housing impact fee on larger homes over 2,000 square feet in size).</p>	<p>Accumulation of funds for affordable housing</p>	<p>2015</p>	<p>This program has not yet been implemented. Funding source identified was the General Fund. The Town has not allocated any funding for development of affordable housing and there is no source of revenue for an affordable housing fund.</p> <p>The Town Considered an in-lieu housing fee in 2009 but the ordinance did not move forward. The Town Council considered a Development Agreement Ordinance in 2019, but it did not move forward.</p> <p>In 2019 the Town received SB 2 grant funds for an in-lieu housing fee study and housing trust fund. The study was completed in 2021 and the Town will consider the in-lieu housing fee in 2022.</p>	<p>Continue program and coordinate with other programs noted above to retain a consultant to provide information on potential funding sources for affordable housing fund.</p>
<p>H1.1 Local Government Leadership. Affordable housing is an important Town priority, and the Town will take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors, and the building and real estate industry in following through on identified Housing Element implementation actions in a timely manner.</p>				

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<p>H1.F Work with the Marin Housing Authority. Continue to implement the agreement with the Marin Housing Authority (MHA) for management of the affordable housing stock in order to ensure permanent affordability, and implement resale and rental regulations for very low, low and moderate income units, and assure that these units remain at an affordable price level.</p>	<p>Implement agreements to maintain affordability</p>	<p>Ongoing</p>	<p>Marin Housing Authority (MHA) continues to manage three below market rate ownership units in San Anselmo at Sohner Court and at Willow Glen. MHA assisted Town with agreement for 2 affordable rental units at 1 Lincoln Park in 2018 and will manage the units.</p>	<p>Modify. The Town needs assistance to manage affordable housing stock and will continue to use Marin Housing, as they are the only resource that staff has found to manage these programs. However, Marin Housing has indicated that they may not manage rental housing programs in the future and the Town may have to contract with others. Program should be revised to consider options for management of deed restricted affordable housing.</p>
<p>H1.H Work with Non-Profits on Housing. The Town will work with non-profits to assist in achieving the Town’s housing goals and implementing programs. Coordination should occur on an ongoing basis and as special opportunities arise as the Housing Element is implemented. Participation of non-profits in an advisory role to the Town’s Housing Element Implementation Subcommittee (see Housing Element Program H1.A) would be desirable in understanding the needs and opportunities for non-profit housing development in the community.</p>	<p>Working relationship with non-profit housing sponsors</p>	<p>As development proposals are submitted and as other opportunities arise</p>	<p>Town staff has met with non-profit housing developers to review Town affordable housing sites and discuss strategies for development of the sites.</p>	<p>Continue, but modify to have more specific actions. Consider merging into program with consideration of funding sources and program to develop Town sites with housing.</p>
<p>GOAL 2 — MAINTAIN, PROTECT AND ENHANCE EXISTING HOUSING, AND BLEND WELL-DESIGNED NEW HOUSING INTO THE COMMUNITY.</p>				
<p>H2.1 Housing Design. The Town will review proposed new housing in order to achieve excellence in development design in an efficient process.</p>				
<p>H2.2 Design that Fits into the Neighborhood Context. The Town will encourage innovative design that creates housing opportunities that are complementary to the location of the development. It is the Town’s intent to enhance neighborhood identity and sense of community by ensuring that all new housing will (1) have a sensitive transition with the surrounding area, (2) avoid unreasonably affecting the privacy of neighboring properties, or (3) avoid impairing access to light and air of structures on neighboring properties.</p>				

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
<p>H2.D Implement Effective Design Review. The Town will continue to conduct design review to assure excellence of design in new development.</p>	<p>Implement Design Review</p>	<p>Ongoing</p>	<p>The Town conducted design review for commercial and residential projects. The Town reorganized the design review regulations and lowered the threshold for design review to require review of all upper-level additions.</p>	<p>The Town is considering objective design and development standards for multifamily housing projects in 2022. Modify program if objective design and development standards are adopted prior to adoption of housing element update.</p> <p>Discretionary design review is required for housing development projects, which may be a barrier to housing development. Consider developing additional objective standards for multifamily units in single family residential neighborhoods.</p>
<p>H2.E Amend Zoning to Provide for Single Room Occupancy Units. Amend the Zoning Ordinance to establish development standards for residential buildings containing single-room occupancy (SRO) units and allow SROs as a conditionally permitted use in commercial zoning districts.</p>	<p>Facilitate housing for extremely low-income individuals</p>	<p>2015</p>	<p>Completed. <u>Ordinance 1126</u> adopted on 9/11/2018.</p>	<p>Delete as completed. Consider program to encourage development of housing for the extremely low income, including SROs.</p>
<p>H2.3 Preservation of Residential Units. In order to protect and conserve the housing stock, the Town will, to the extent permitted by law, limit the conversion of residential units to other uses and will regulate the conversion of rental developments to non-residential uses unless there is a clear public benefit or equivalent housing can be provided.</p>				

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
<p>No associated programs. Continue policy and modify to be more general to loss of residential units, as some property owners remove residential units and do not replace them with any other use. The Town should consider programs for preservation of “naturally affordable” housing that could be lost when property is sold or when units are remodeled.</p>				
<p>The Town considered regulating short term rentals but found few units have been lost to short term rentals. Local regulations prevent new ADUs from being converted to short term rentals.</p>				
<p>Seven single family dwelling units were approved for demolition without replacement units. The Town adopted a requirement for a demolition permit in 2020 and a policy in the municipal code to discourage projects reducing the number of housing units in the Town, whether involving the demolition of a single unit with no replacement unit or the demolition of multiple units with fewer replacement units. The Town will be considering an ordinance to require one-to-one replacement of units in 2022. If not adopted, the program should be added as a program in the next housing element.</p>				
<p>H2.4 Condominium Conversions. Except for limited equity cooperatives and other innovative housing proposals which are affordable to lower income households, the Town will conserve its existing multiple family rental housing supply by prohibiting conversions of rental developments to condominium ownership unless the proportion of multi-family rental units exceeds 25 percent of the total number of housing units in the Town, or, if the proportion of multi-family units exceeds 20 percent but is less than 25 percent, the tenant is granted a right to continued tenancy for five years at the same rental rate, adjusted for inflation.</p>				
<p>This policy is codified in the Municipal Code. The Town may wish to re-examine the condominium conversion regulation and this policy as a program in the next housing element based on the median sales prices of condominium units. This policy could result in loss of existing affordable rental units if existing state law does not require affordable units to be replaced.</p>				
<p>H2.5 Protection of Existing Affordable Housing. The Town will strive to ensure that affordable housing provided through government incentives, subsidy or funding, and deed restrictions remains affordable over time, and the Town will intervene when possible to help preserve such housing.</p>				

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
<p>H2.A Monitor “At Risk” Units. The Town will establish regular contact with the owners of potential “at risk” units to assure long-term coordination. If the units appear to be in danger of conversion or being lost as affordable housing, the Town will establish contact with public and non-profit agencies who may be interested in managing or purchasing the units to inform them of the project’s status and inform tenants of any assistance available. In working with other agencies, the Town will ensure that funding sources are identified and timelines for action are executed.</p>	<p>Establish regular contact with owners of at-risk units to preserve affordable units</p>	<p>Annually</p>	<p>The Town General Plan identifies no units at risk of conversion during the housing element cycle (see page 42 of Housing Element).</p>	<p>Consider deleting as Town has no units at risk of conversion during the next housing element cycle. Conditions of approval for the 13 units of low-income housing at 27 Mariposa (the only applicable at-risk units) would require the units to be turned over to the Town if converting during the 7th Housing Element Cycle.</p> <p>Modify to include policy to assess and identify ways to maintain naturally affordable housing at risk of conversion to higher rates (after property sale or remodel) and if those units can be converted to rent-restricted units.</p> <p>Consider program to analyze risk of losing affordable multifamily apartments in the Town and a program for maintaining the affordability of the units, considering State laws for unit replacement requirements.</p>
<p>H2.6 Maintenance and Management of Quality Housing and Neighborhoods. The Town will encourage good management practices, rehabilitation of viable older housing, and long-term maintenance and improvement of neighborhoods.</p>				

<p>H2.B Implement Rehabilitation and Energy Loan Programs. Coordinate with the Marin Housing Authority, PG&E, Marin Clean Energy, and other organizations to publicize available loan programs to eligible property owners. Promote programs in Town e-newsletters and on the Town’s website.</p>	<p>Loans provided to rehabilitate or improve energy efficiency of housing (8 Residential Rehabilitation loans to very low-income households and 20 PACE loans)</p>	<p>Ongoing</p>	<p>The Town has met its goal for 20 Property Assessed Clean Energy (PACE) loans. The Town has infrequently promoted the programs and information is not readily available on the Town website. The Town could better publicize information on energy loan programs, including PACE and <u>Energy Upgrade California Loans</u>, provided to rehabilitate or improve energy efficiency of housing.</p> <p>The Planning Department requested, but did not receive, data on the number of Residential Rehabilitation Loans that may have been issued by the Marin Housing Authority to Town property owners in this Housing Element cycle.</p> <p>In 2012 the Town Council approved the Property Assessed Clean Energy (PACE) program. It permits residents and multi-family property owners to participate in PACE programs. PACE programs allow property owners to finance energy and water efficiency projects and solar installations on their property tax bills. In 2015, the Town</p>	<p>Continue and set goal to update website by a certain date and for new Town Communications staff and Climate Action Commission to publicize program a certain number of times per year.</p>
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Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
			Council expanded the program. Through 2017: 25 Energy Efficiency Projects, Financed \$682,148 3 Renewable Energy Projects, Financed \$71,530 1 Water Conservation Project, Financed \$54,220 BayREN Home Upgrades through June 2017: 16 Projects, 3,465 sum of Total kWh Savings, 1,833 Sum of Total Therms Savings	

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
<p>H2.C Conduct Home Presale Inspections. The Town will continue to inspect and report on all residential units prior to resale, with the report indicating previous Planning discretionary approvals and Building permits, zoning, current use, flood zone, zoning violations, and work performed without permits.</p>	<p>Conduct presale inspections</p>	<p>Ongoing</p>	<p>The Town building department continues to conduct an average of 180 physical inspections of residential sites prior to resale every year to identify health and safety hazards, work without permit, and recommend safety corrections. Contract code enforcement staff contacts property owners to correct life/safety hazards identified. Year/Number of inspections: 2015/180 2016/153 2017/157 2018/179 2019/170 2020/194 2021/226</p>	<p>There is no need to have the program in the Housing Element as the Town has been conducting resale inspections since 1969. The Town should seek legal advice regarding whether requiring mandatory physical inspections by government staff may violate an owner or tenant’s rights under the Fourth Amendment to the Constitution. The Town may want to consider obtaining written owner and tenant consent to the government inspections and provide the owners and tenants with an option to opt out of physical inspections and to receive a written report of zoning information and permits.</p>
<p>GOAL 3 — USE OUR LAND EFFICIENTLY TO MEET HOUSING NEEDS, AND TO IMPLEMENT ‘SMART’ AND SUSTAINABLE DEVELOPMENT PRINCIPLES.</p>				
<p>Policy H3.1 Housing for Local Workers. The Town will strive to provide an adequate supply and variety of housing opportunities to meet the needs of San Anselmo’s workforce and their families, seeking to match housing types and affordability with household income.</p>				
<p>Policy H3.2 Variety of Housing Choices. In response to the broad range of housing needs in San Anselmo, the Town will strive to achieve a mix of housing types, densities, affordability levels and designs. The Town will work with developers of non-traditional and innovative housing approaches in financing, design, construction and types of housing that meet local housing needs. Housing opportunities for families with children should not be limited because necessary facilities are not provided on site.</p>				

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete																				
<p>Consider merging policies and new programs to implement in next housing element. The Town programs resulted in application for and approval of 157 new housing units between 1/1/14 and 12/31/21.</p>																								
<p>Tiny Houses are now allowed in the Town with adoption of 2018 International Residential Code Appendix Q. New regulations also allow trailers to be used for housing after disasters and during housing construction. No tiny homes or trailer applications were received during the 5th housing element cycle.</p>																								
<p>These were a variety of unit types in all areas of Town:</p>																								
<table border="1"> <thead> <tr> <th data-bbox="449 492 1444 529">Type of Unit</th> <th data-bbox="1444 492 1650 529">Net New Units</th> </tr> </thead> <tbody> <tr> <td data-bbox="449 529 1444 566">Junior Accessory Dwelling Unit</td> <td data-bbox="1444 529 1650 566">1</td> </tr> <tr> <td data-bbox="449 566 1444 604">Duplex structure</td> <td data-bbox="1444 566 1650 604">2</td> </tr> <tr> <td data-bbox="449 604 1444 641">Apartment added to existing multifamily</td> <td data-bbox="1444 604 1650 641">3</td> </tr> <tr> <td data-bbox="449 641 1444 678">Townhomes/Condo: 6-unit, 4 unit</td> <td data-bbox="1444 641 1650 678">8</td> </tr> <tr> <td data-bbox="449 678 1444 716">Single Family Residence</td> <td data-bbox="1444 678 1650 716">9</td> </tr> <tr> <td data-bbox="449 716 1444 753">New apartment building: 12-unit, 16-unit, 16-unit</td> <td data-bbox="1444 716 1650 753"></td> </tr> <tr> <td data-bbox="449 753 1444 790"><i>Each project has 2 units of deed restricted very low- or low-income housing</i></td> <td data-bbox="1444 753 1650 790">44⁵</td> </tr> <tr> <td data-bbox="449 790 1444 828">Accessory Dwelling Unit</td> <td data-bbox="1444 790 1650 828">90</td> </tr> <tr> <td data-bbox="449 828 1444 857" style="text-align: right;">Total</td> <td data-bbox="1444 828 1650 857">157</td> </tr> </tbody> </table>					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 deed restricted very low- or low-income housing</i>	44 ⁵	Accessory Dwelling Unit	90	Total	157
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<p>H3.3 Mixed-use Infill Housing. The Town will encourage well-designed mixed-use developments (residential mixed with other uses) where residential use is appropriate to the setting and development impacts can be mitigated. The Town will develop incentives to encourage mixed-use development in appropriate locations, such as in and near the downtown, that are in proximity to transit and services and would support Downtown businesses.</p>																								
<p>No mixed-use projects were developed or requested. 100% residential projects were proposed on commercially zoned sites in commercial areas near downtown (1 Lincoln Park, 754 Sir Francis Drake). Continue policy and add programs for Objective Design and Development Standards, parking incentives, and by-right housing.</p>																								

⁵ One project included conversion of two existing units to deed-restricted affordable housing. Those two units are not included here since they were existing.

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
<p>H3.A Modify Development Standards to Encourage Infill Housing. Review and modify the following development standards based on the most up-to-date empirical studies to allow exceptions and incentives for infill housing located close to transit and services.</p>	<p>Provide flexibility in the application of development standards fitting the location and type of development, consistent with community goals</p>	<p>2016</p>	<p>Since 2017, the Town is subject to California Government Code Section 65913.4 that allows for streamlined review of infill development projects and eliminates parking requirements (2017 SB 35). One duplex was approved pursuant to these regulations in 2018.</p> <p>The Town Council adopted an ordinance to implement California Government Code Sections 65852.21 and 66411.7 (2021 SB 9) and allow multi-unit development in single family zoning districts on 12/14/21. This allows expedited review, reduced parking, and increased density in infill areas.</p> <p>Town follows State law requirements for expedited review of projects under Permit Streamlining Act and specific sections related to housing, such as State ADU regulations. Town will be considering Objective Design and Development standards for multifamily housing in Spring 2022 that will address parking standards, funded by SB 2 grant.</p>	<p>Modify if Objective Design and Development standards are adopted prior to housing element adoption.</p>

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
<p>a. Variable Density Standards. Establish unit densities for studio and one-bedroom units based on “density unit equivalents” or the size of the unit.</p>			<p>Variable density has not been considered.</p>	<p>Continue if not addressed in Town Objective Design and Development standards for multifamily property prior to housing element adoption.</p>
<p>b. Reduce Parking Standards for Senior and Affordable Housing. Provide reduced parking standards to support affordable and senior housing development.</p>			<p>State law allows reductions to parking, and no parking requirement, for projects that include certain levels of affordable housing.</p>	<p>Modify if Objective Design and Development standards are adopted prior to housing element adoption.</p>
<p>c. Flexible Parking Strategies. Provide for more flexible parking requirements that help to facilitate infill, affordable, transit-oriented and mixed-use development, while at the same time avoiding off-site parking impacts. Examples include joint use parking, off-site parking (currently allowed), allowances for reduced standards depending upon location (such as near transit), parking stall dimensions, “grandfathering” non-compliant buildings and uses, etc.</p>			<p>See above regarding State parking law. Objective design and development standards for multifamily housing will be under consideration in 2022 and include flexible parking strategies.</p>	<p>Modify if Objective Design and Development standards are adopted prior to housing element adoption.</p>
<p>d. Modify Parking Standards for Mixed-Use Housing. Adopt as appropriate modified parking standards for mixed-use development in the commercial zoning districts in order to facilitate development of affordable housing.</p>			<p>See above.</p>	<p>Modify if Objective Design and Development standards are adopted prior to housing element adoption.</p>

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
<p>e. Expedited Review and Fee Waivers or Reductions. Provide expedited review of desired housing developments and waivers or reductions of development fees where feasible.</p>			<p>Town staff follows the expedited review required under State law for housing development projects. In 2020 Town Council waived building permit fees for ADUs deed restricted for affordable housing. No one has applied for the fee waiver as of 1/8/21.</p>	<p>Modify. Consider program to modify building permit fees for housing projects. Analyze fees collected for recent multifamily housing against actual time for plan check and inspections by staff and outside consultants. For example, 1 Lincoln Park senior housing project paid over \$110,000 in building permit fees based on the project valuation, but actual Town cost for reviews and inspections of project construction may be far less.</p>
<p>f. Parcel Consolidation. Promote parcel consolidation for the assembly of new housing sites to ensure minimum densities are achieved and integrated site planning occurs by (1) identifying priority sites for lot consolidation where common ownership occurs, (2) contacting property owners of contiguous vacant and underutilized sites, (3) conducting outreach to affordable housing developers, and (4) offering the incentives listed above to promote lot consolidation.</p>			<p>A limited number of multifamily sites have been on the market. Staff has contacted property buyers and/or adjacent property owners when they may have interest in sites on the market. One was purchased by an adjacent property owner in 2021. Few sites had common ownership during housing element cycle. Staff has alerted affordable housing developers to sites that are on the market. This has not resulted in the purchase of any sites or development of affordable housing.</p>	<p>Continue program.</p>

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
<p>g. Work with Property Owners. Conduct outreach with property owners in 2015 to identify specific incentives for property owners to pursue parcel consolidation and develop their properties with housing.</p>			<p>Town staff held two public workshops in November 2021 by Zoom. Notice was emailed to Town business list (which includes property owners of commercial/rental sites) and mailed to downtown property owners. Incentives that will be under consideration for housing were discussed and Town solicited comments on other incentives.</p>	<p>Delete. Incorporate into program to inform property owners of programs available for development of housing.</p>
<p>H3.4 Redevelopment of Commercial Shopping Areas and Sites. The Town will encourage the development of housing in conjunction with the redevelopment of commercial shopping areas and sites when it occurs.</p>				
<p>Continue policy.</p>				
<p>H3.5 High Potential Housing Opportunity Areas. Given the diminishing availability of developable land, the Town will identify housing opportunity areas and sites where a special effort will be made to provide workforce and special needs affordable housing. The Town will take specific actions to promote the development of affordable housing units on these sites (identified in the Implementing Programs).</p>				
<p>H3.B Adopt Standards for an “Affordable Housing Overlay Zone.” Amend the San Anselmo Zoning Ordinance to establish specific standards and incentives for an affordable housing overlay zone. Specific standards include densities, development standards incentives, parking, building heights, specified level of affordability, etc.</p>	<p>Provide flexibility in the application of development standards for affordable projects</p>	<p>2016</p>	<p>Town working on adopting objective design review standards for multifamily developments that may involve overlay zone. Anticipated to be considered by Town Council in Spring 2022. State density bonus law now allows significant density incentives and exceptions and concessions to development regulations for projects that include affordable housing at specified levels.</p>	<p>Consider during Housing Element update process and update at that time or continue if necessary.</p>
<p>Continue policy.</p>				

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
<p>H3.E Work with Non-Profits and Property Owners on Housing Opportunity Sites. Work with non-profits and property owners to seek opportunities for an affordable housing development on either the Sunnyhills site or the former Redhill School site. Undertake the following actions to encourage development of multi-family, affordable housing at Housing Opportunity Sites:</p>	<p>Development of affordable housing</p>	<p>Undertake items a-d , during 2015. Undertake rezoning, environmental review and other actions during 2016</p>	<p>See below.</p>	<p>Modify and continue. Sunny Hills Services is now Side by Side.</p>

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
<p>a. Work closely with non-profit housing developers (EAH, NPH, others) and property owners to identify housing development opportunities, issues and needs.</p>			<p>Town staff has met with Homeward Bound, Habitat for Humanity and EAH Housing, nonprofit housing developers. Property owners were not interested in development of affordable housing at Side by Side (formerly known as Sunny Hills) and Red Hill School (owned by Ross Valley School District) during 5th Housing Element cycle. EAH Housing interested in partnering with the Town to develop 50 units of affordable housing at Isobel Cook Community Center site. However, Town would need to fund reconstruction of community center and offices. Nonprofits were not interested in Town parking lot sites as they are too small to be feasible for development of affordable housing. One nonprofit suggested the Town sell Town site above Loma Robles for market rate housing to fund development of affordable housing on parking lot sites.</p>	<p>Continue.</p>
<p>b. Select the most viable site or sites.</p>			<p>See above.</p>	<p>Continue.</p>

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
c. Conduct a rezoning study with the intent to rezone at least one of these properties to a zoning district that will enable affordable housing to be built at 20 or more units per acre.			Both sites are zoned SPD, Specific Planned Development District, which allows flexibility in development standards, including density of 20 or more units per acre.	Delete or modify depending upon the Objective Design and Development standards and districts that are adopted in 2022.
d. Undertake community outreach as part of the rezoning and, as appropriate, in coordination with the potential developer and property owner.			See above.	
e. Undertake environmental review as part of rezoning to address on-and off-site issues so that future affordable housing proposals can be processed expeditiously.			Town will be updating its General Plan Circulation Element in 2022-2023, which is expected to provide information on off site circulation issues involved with development of the sites.	Continue. Significant funding is necessary to implement this program.
f. Use the affordable housing overlay zone (when adopted — see Program H3.B) to incentivize affordable housing to be applied to High Potential Housing Opportunity Sites and areas in the Downtown.			Sites will be identified in maps for application of Objective Design and Development Standards for multifamily housing.	Modify as necessary, depending on outcome of Objective Design and Development Standards.
g. Complete site planning studies, continue community outreach, and undertake regulatory approvals in coordination with the development application.			No development application was submitted.	Continue.
h. Facilitate development through regulatory incentives, including the establishment of housing as a “use by-right,” the reduction or waiver of Town fees, fast-track processing, use of affordable housing funds, implementation of Housing Element Programs H3.A and H3.B, and assistance by Town Planning staff in development review.			Town considering Objective Design and Development Standards and will be considering by right uses for sites in 2022.	Continue.

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
i. Target sites in Downtown and surrounding infill areas and, especially properties where lot consolidation is possible, and provide incentives for lot consolidation and property redevelopment with housing.			Same as above.	Continue.
<p>3.6 Density Bonuses and Other Incentives for Affordable Housing Developments. The Town will use density bonuses and other incentives to help achieve housing goals while ensuring that potential impacts are considered and mitigated. This will include provisions consistent with State Density Bonus Law.</p>				
<p>The Town has successfully used its objective development standards and the Density Bonus Law to encourage development of deed restricted affordable housing units: 1 Lincoln Park site was limited to two stories and the applicant agreed to restrict two of the 16 units for deed restricted Low Income housing in order to build a 3-story structure. If the Town had a 3-story height limit, the applicant would have constructed only market rate units. 754 Sir Francis Drake was limited to 100% floor area ratio and 2 stories. The Town’s two-story limit and floor area ratio limit were an incentive for the developer to include 2 units deed restricted for Very Low-Income housing. 600 Red Hill the applicant deed restricted 2 units for Low Income housing in order to gain additional market rate units at the site.</p>				
<p>H3.7 Retention and Expansion of Multi-Family Sites at Medium and Higher Density. The Town will strive to protect and expand the supply and availability of multi-family and mixed-use infill housing sites for housing. The Town will not re-designate or rezone residential land for other uses or to lower densities without re-designating equivalent land for higher density multi-family development.</p>				
<p>No multi-family or mixed-use infill housing sites were redesignated or zoned for other uses or lower densities. Continue program.</p>				
<p>H3.8 Long-Term Housing Affordability Controls. The Town will apply resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable over time to the income group for which it is intended. Inclusionary units shall be deed-restricted to maintain affordability on resale to the maximum extent possible (at least 55 years).</p>				
<p>Six units of housing for the very low and low income were approved that will have 55-year deed restrictions. Consider modification or deleting if the Town adopts inclusionary housing requirements prior to adoption of housing element. Town will be considering longer term resale and rent restrictions in 2022.</p>				
<p>H3.10 Second Dwelling Units. The Town will encourage the construction of well-designed new second units and the legalization of existing second units as an important way to provide affordable housing.</p>				
<p>The Town approved 90 Accessory Dwelling Units (ADUs) and adopted objective design standards for ADUs.</p>				

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
<p>H3.D Junior Second Units. Review and adopt as appropriate standards to allow the creation of junior second units. Standards to review should include, but not be limited to, the following: a. Conversion of existing bedroom required – no building expansion; b. Maximum unit size; c. Limitation on kitchen size and appliances; d. Bathroom requirement; e. Internal and external access; f. Parking; g. Owner occupancy requirement.</p>	<p>18 new second units, including junior second units, by October 2022</p>	<p>Consider adoption of standards in 2015</p>	<p>Completed. Final occupancy granted for 39 new Accessory Dwelling units, including one Junior Accessory Dwelling Unit as of 12/31/21. Town ADU regulations allowed for development of JADUs prior to the 5th Cycle Housing Element. Town regulations updated in 2019-2020 to develop requirements for JADUs when state law required the Town to approve multiple units and distinguished between ADUs and JADUs. Staff believes there are a limited number of JADU applications as there are fewer restrictions for ADUs, such as no size limit and owner occupancy requirement.</p>	<p>Delete as completed.</p>
<p>The Town will work with special districts to reduce or waive fees for junior second units.</p>			<p>In 2017, Town Council wrote a letter to the Ross Valley Sanitary District to request elimination of connection fees. State law eliminated connection fees for ADUs.</p>	<p>Delete.</p>
<p>H3.9 Inclusionary Housing Approach. To increase affordable housing construction, the Town will require residential developments to provide units for very low, low and moderate income housing on a sliding scale or an in-lieu fee related to the size of the new main dwelling on the particular site. The units provided through this policy are intended for permanent occupancy and must be deed restricted, including, but not limited to, single family housing, multi-family housing, condominiums, townhouses, or land subdivisions. In addition, the Town will require larger non-residential developments, as job generators, to participate in addressing housing needs in the community.</p>				

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
<p>H3.C Adopt Inclusionary Housing Regulations and Establish Housing Impact Fees. Amend the Zoning Ordinance to require residential developments to provide affordable units for very low, low and/or moderate income housing, pay an in-lieu fee, or pay a housing impact fee. The ordinance should include specific definitions for affordability tied to Area Median Income (AMI), and should cover participation from larger non-residential developments. As part of the annual review of the Housing Element there will be a review as to whether this program has been effective in encouraging very low and low-income housing. The program will be revised if it is deemed to be ineffective.</p> <p>In undertaking the work, the ordinance will be evaluated as a potential constraint to the provision of housing. This would include analysis of the policy’s implementation framework, levels of mandated affordability, and a description of the types of options and incentives the Town offers to encourage and facilitate compliance with the inclusionary requirements. The Town will also engage the development community to facilitate this analysis.</p> <p>Inclusionary requirements and/or housing impact fees will be based on the following considerations:</p>	<p>Provide housing for very low, low and moderate income households</p>	<p>2016</p>	<p>Ordinance considered in 2009 but did not move forward.</p> <p>Town received SB 2 grant to obtain in lieu housing study in 2020, in coordination with other Marin County jurisdictions. Study completed and presented to Planning Commission in 2021. Staff received first draft of regulations in December 2021. Staff working with other Marin County jurisdictions to hold outreach workshops in Spring 2022 with developers and to coordinate standards. Planning Commission and Town Council to consider in lieu fee and ordinance in Spring 2022.</p>	<p>Delete if inclusionary housing regulations are adopted prior to Housing Element adoption, otherwise continue and modify to remove specifics, which are already under consideration.</p>
<p>a. The number of inclusionary units required based on project size, such as: 3-10 units — 10%; 11-20 units — 15%; 21+ units — 20%.</p>				
<p>b. Inclusionary zoning requirements or housing impact fees will address the need for very low and low income rental units and moderate income ownership units.</p>				

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
c. The primary intent of the inclusionary requirement is the construction of new units on site.				
d. The focus is on multi-family housing developments with deed restrictions to support long periods of affordability.				
e. Second priority for meeting inclusionary requirements is the construction of units off site or the transfer of land and sufficient funding to develop the number of affordable units required.				
f. If these options are not practical, then other alternatives of equal value such as in-lieu fees, housing impact fees, transfer of land and/or dedication of units, or rehabilitation of existing units may be considered.				
g. Fees paid in-lieu of providing units on site or housing impact fees shall be of a value proportionally equivalent to the number of units in the project. The amount of the fee shall be established by a schedule that is periodically reviewed and updated by the Town Council.				
h. Establish incentives as part of an ordinance whereby the Council would decide the standards in the public review process when considering an actual ordinance. Standards include parking exceptions, increased height, mixed-use, and reduced setbacks.				
GOAL 4 – PROVIDE HOUSING FOR SPECIAL NEEDS POPULATIONS THAT IS COORDINATED WITH SUPPORT SERVICES.				
H4.1 Special Needs Groups. The Town will actively promote the development and rehabilitation of housing to meet the needs of special needs groups, including the needs of seniors, people living with disabilities, the homeless, people with HIV/AIDS and other illnesses, people in need of mental health care, single parent families, large families, and other persons identified as having special housing needs.				

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
<p>No associated implementation strategies. Modify to include farmworker housing, as farmworkers may live up to 75 miles from their place of employment. Consider specific programs to implement the policy in housing element update.</p> <p>Accomplishments:</p> <ul style="list-style-type: none"> • Strategies to house special needs populations were adopted including objective standards for single room occupancy housing and prohibiting housing discrimination based on source of income. • In 2021 the Town adopted temporary moratoriums on rent increases and evictions due to the financial impacts of the COVID-19 Pandemic. The Town promoted the Marin County emergency rental assistance grant program on social media, the Town email list and by mailings to 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. • Many new rental housing units affordable to lower income households were constructed in the housing element cycle. New affordable units were two bedrooms or smaller and not appropriate for several large households in San Anselmo that are overpaying for housing. • The Town approved one 16-unit senior apartment building that will be completed in 2022. Two of the 16 units are set aside for low-income senior households. • The Town approved five requests for reasonable accommodations to allow disabled residents to remain in their homes, including two setback and noise limit exceptions for generators to power air conditioning equipment and refrigeration, one exception to allow a parking area for disabled access, and two exceptions for access ramps. Several sidewalk ramps were installed and improved in residential neighborhoods to assist the disabled. • The Town adopted an Administrative Citation program to assist in enforcement of housing regulations and safety standards. • To assist female-headed households and many families in the Town, one new preschool was approved on Greenfield Avenue, which will have up to 118 students. The Town lost Village Preschool on Jones Street, which had a capacity for 30 students. The town modified its regulations to allow neighborhood family childcare centers by-right. 				
<p>H4.2 Health and Human Services Programs Linkages. As appropriate to its role, the Town will assist service providers to link together services serving special needs populations to provide the most effective response to homelessness or persons at risk of homelessness, youth needs, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence, and other economically challenged or underemployed workers.</p>				
<p>Consider modifying policy or adding programs after outreach to these service providers for the housing element.</p>				
<p>H4.3 Density Bonuses for Special Needs Housing. The Town will use density bonuses to assist in meeting special housing needs and housing for lower income elderly and the disabled, consistent with roadway capacity and considering parking needs and neighborhood scale.</p>				
<p>A 16-unit senior housing development was approved at 1 Lincoln Park on a commercially zoned site next to a residential neighborhood. A density bonus allowed the project to be up to three stories and resulted in two units of deed-restricted housing for the Low Income. Elevator access and a community gathering space is provided, along with outdoor garden area. The one-bedroom units each have one parking space and are walking distance to shopping, restaurants, services and transit.</p>				
<p>H4.4 Adaptable/Accessible Units for the Disabled. The Town will ensure that new multi-family housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies to allow seniors to “age in place.”</p>				

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
Modify policy. The Town implements building code requirements for accessible units. Consider expanding strategies to allow seniors to “age in place.”				
H4.5 Transitional and Supportive Housing. The Town of San Anselmo recognizes the need for and desirability of transitional and supportive housing and will treat transitional and supportive housing as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.				
H4.6 Rental Assistance Programs. The Town will continue to publicize and create opportunities for using available rental assistance programs, such as the project-based Section 8 program and tenant-based Housing Choice Voucher program, in coordination with the Marin Housing Authority (MHA). The Town will also continue to support the use of Marin Community Foundation funds for affordable housing and continue to participate in the Housing Stability program administered through MHA.				
H4.7 Emergency Housing Assistance. Participate and allocate funds, as appropriate, for County and non-profit programs providing disaster preparedness and emergency shelter and related counseling services.				

<p>H4.A Use of Rental Assistance Programs. Continue to publicize and participate in rental assistance programs such as the Housing Choice Voucher program and other available rental programs.</p>	<p>Publicity of Housing Choice Vouchers</p>	<p>Ongoing</p>	<p>Staff publicized the rental assistance program to property owners by social media posts and a mailer. In 2015 there were 122 Housing Choice Vouchers in use in San Anselmo. In 2022 there are 106 Housing Choice Vouchers in Census tracts covered by the Town limits, making up less than 10% of renter occupied housing units. Links to information are provided on the Town web site. Due to limited staff time, publicity was limited, and program not considered successful due to the decrease in Housing Choice Voucher units over time.</p> <p>Town Council established protections for tenants in 2021 during Covid 19 pandemic by freezing rent increases and prohibiting evictions (Ordinance 1154 and 1155). Staff mailed notice of programs to all multifamily property owners and tenants in 2021. Planning department staff received 1 email inquiry about the program from a property owner seeking to return to San Anselmo to a rented residence.</p> <p>Town publicized the Marin County Covid 19 pandemic</p>	<p>Modify to be more specific about how often program will be publicized. Use new Town Communications staff to promote program.</p>
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Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
			<p>Emergency Rental Assistance Program to property owners and tenants via social media and a mailer in 2021. The County received 135 applications from San Anselmo residents and has paid 40 cases in San Anselmo as of 1/7/22. Town publicizing rental assistance program appeared to be successful, based on number of applications received.</p>	
<p>H4.8 Coordination with Other Agencies in Housing the Homeless. The Town will actively engage with other jurisdictions in Marin to support long-term housing solutions for homeless individuals and families in Marin County, and to implement the Marin County Continuum of Care actions in response to the needs of homeless families and individuals. The Town will allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related support services.</p>				

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete																											
<p>H4.9 Local Approach to Housing for the Homeless. The Town of San Anselmo recognizes the need for and desirability of emergency shelter housing for the homeless and will allow a year-round emergency shelter as a permitted use in the Limited Commercial, General Commercial, and Public Facilities zoning districts. Designated site(s) must be located within one-quarter mile of a transit stop, since this could be considered a reasonable distance for a person to walk to/from a transit stop to/from a facility. In addition, the following would apply:</p> <ul style="list-style-type: none"> a. The Town will encourage a dispersion of facilities to avoid an over-concentration of shelters for the homeless in any given area. An over-concentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the “normalization process” for clients residing in such facilities. b. The Town will encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the Town or a designated agency to resolve disputes. c. It is recommended that a staff person from the provider agency be designated as a contact person with the community to review questions or comments from the neighborhood. Outreach programs may also designate a member of the local neighborhood to their Board of Directors. Neighbors of emergency shelters shall be encouraged to provide a neighborly and hospitable environment for such facilities and their residents. d. Development standards for emergency shelters for the homeless located in San Anselmo will ensure that shelters would be developed in a manner which protects the health, safety and general welfare of nearby residents and businesses, while providing for the needs of a segment of the population as required by State law. Shelters shall be subject only to development, design review and management standards that apply to residential or commercial development in the same zone, except for the specific written and objective standards as allowed in State law. 																															
<p>The town saw its homeless population rise and no Extremely Low-Income housing was created during the housing element period. A point in time count of homeless living in vehicles in San Anselmo decreased from 15 in 2019 to 7 in 2021.⁶</p>																															
<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th colspan="3">Unsheltered Homeless</th> <th colspan="3">Sheltered Homeless</th> <th colspan="3">Total for San Anselmo</th> </tr> <tr> <th>2015</th> <th>2017</th> <th>2019</th> <th>2015</th> <th>2017</th> <th>2019</th> <th>2015</th> <th>2017</th> <th>2019</th> </tr> </thead> <tbody> <tr> <td>13</td> <td>2</td> <td>20</td> <td>0</td> <td>0</td> <td>0</td> <td>13</td> <td>2</td> <td>20</td> </tr> </tbody> </table>					Unsheltered Homeless			Sheltered Homeless			Total for San Anselmo			2015	2017	2019	2015	2017	2019	2015	2017	2019	13	2	20	0	0	0	13	2	20
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⁶ [Marin County Homeless Count & Survey Comprehensive Report](#) by Applied Survey Research (ASR) (2019)

<p>H4.B Investigate Possible Multi-Jurisdictional Emergency Shelter. As the opportunity arises, the Town will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future.</p>	<p>Construction of homeless facility (if determined feasible)</p>	<p>As the opportunity arises</p>	<p>The Town has not funded any multi-jurisdictional project for an emergency shelter.</p> <p>On October 1, 2017, the County of Marin and local homeless service providers launched a “Coordinated Entry System” for providing people experiencing homelessness with housing and services and have housed approximately 330 people who had been experiencing chronic homelessness. On July 27, 2021 the Town contributed \$55,299 to a pool of local city and town resources to create a new “city-funded case management” option, that provides additional case management support for people experiencing chronic homelessness and allows the town to prioritize more of the most high-needs people for permanent supportive housing.</p> <p>On April 28, 2015, the Town contributed \$14,145 to jointly fund with all the cities and towns of Marin County, a rotating homeless winter emergency shelter program known as the Rotating Emergency Shelter Team (REST).</p>	<p>Modify to define what “participation” entails and to create more specific project goals.</p> <p>All emergency shelters in Marin are open to all homeless individuals, including those from San Anselmo. Therefore, any Marin shelter is a multi-jurisdictional shelter. There is opportunity to contribute to the development of homeless shelters that are planned or currently under construction in San Rafael.</p>
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			<p>REST was run by San Anselmo churches and community volunteers with the Marin Organizing Committee from November 15 through April 15 from 2015 to 2018, when the program was discontinued. The program served up to 40 homeless men at rotating congregations, including First Presbyterian Church of San Anselmo, and 20 homeless women housed at the County Wellness Center and served by congregations. Although successful, the program provided temporary housing during five winter months only. San Anselmo staff and residents participated in working at the San Anselmo shelter and a San Anselmo church participated by providing the facility.</p>	