

Housing Policy Department
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**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of San Rafael

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Reporting Period by Calendar Year: from Jan 1, 2015 to Dec 31, 2015

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Rafael
 Reporting Period 1/1/2015 - 12/31/2015

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions							
1	2	3	4				5	5a	6	7	8	9	10						
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income								Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
011-192-07 (1700 4th)	5+	R	1	0	0	0	10												
016-070-02 (110 Loch Lomond)	SF	O	0	0	0	0	11												
Loch Lomond (Town Homes)	2-4	O	0	0	0	0	8												
Loch Lomond (Town Homes)	5+	O	0	3	3	3	14		Inc										
(9) Total of Moderate and Above Moderate from Table A3													11						
(10) Total by Income Table A/A3													1	3	3	44			
(11) Total Extremely Low-Income Units*																			

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity					0	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units					0	
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1.	2.	2.	3.	4.	5.	6.	7.
	Single Family	4 Units	5+ Units	Second Unit	Mobile Homes	Total	Number of Infill units*	
No. of Units Permitted for Moderate	0	0	0	0	0	0		
* No. of Units Permitted for Above Moderate	2	0	0	9	0	11		

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007		2008		2009		2010		2011		2012		2013		2014		2015		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18		
Very Low	Deed Restricted	3	3	3	4	3	3	9	1	1	30	232									
	Non-deed restricted																				
Low	Deed Restricted	2	3	2	4	2	2	8	1	3	27	180									
	Non-deed restricted																				
Moderate	Deed Restricted										3	285									
	Non-deed restricted																				
Above Moderate		10	5	2	2	2	2	69	16	44	152	494									
	Total RHNA by COG: Enter allocation number:	1,403																			
Total Units		15	11	7	10	7	7	86	18	51	212	1,191									
Remaining Need for RHNA Period																					

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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H-10b. Manufactured Housing.	Continue to allow quality manufactured housing in all zoning districts which allow single-family residences.	Ongoing	No applications received during the planning period.
H-10c. Single Room Occupancy (SRO) Units.	Actively promote existing incentives for SRO apartments in multifamily and mixed use districts.	Ongoing	Completed 2004 with adoption of zoning amendments. No applications or inquiries received in this planning period.
H-10d. Zoning for Live/Work Opportunities.	Continue to accommodate live/work quarters in commercial districts, and allow for flexibility in parking requirements as supported by a parking study.	Ongoing	Ordinance amendment completed in 2004 to allow live work. No applications received in this planning period.
H-11a. Homesharing and Tenant Matching Opportunities.	Continue to support, and consider increased participation in, the Shared Housing Project in collaboration with community partners.	Ongoing	No inquiries received during the planning period.
H-11b. Junior Second Units	Create appropriate zoning regulations to support in the creation of "Junior Second Units."	2015	Preparation and drafting of the Junior Second Dwelling Units done in 2015 (Standards adopted in January 2016).
H-12a. Countywide Efforts to Address Homeless Needs.	Continue to support and allocate funds, as appropriate, for programs providing emergency, supportive, and/or transitional shelter and counseling services for families and individuals who are homeless or at-risk of homelessness.	Ongoing (as part of project review)	Staff is participating in a countywide effort to seek permanent housing opportunities for homeless as well as increase the temporary housing for homeless. The approved a REST (temporary rotating emergency shelter program) at one church within the City to house up to 20 men.
H-12b. Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities	Where determined necessary during review, require shelter outreach communication programs with neighborhoods.	As part of project review	No applications processed for emergency shelter for residential care facilities and permanent program.
H-12c. Residential Care Facilities.	Regularly update zoning regulations to conform to laws and do not result in overconcentration of care facilities. Explore the feasibility of requiring affordable units in assisted living facilities.	Mid Term (2018)	No need to change current regulations for Residential Care facilities during this part period.
H-12d. Emergency Shelters, Transitional and Supportive Housing.	Amend the zoning ordinance, consistent with State and Federal law.	Ongoing	Completed. SB 2 zone created in 2014. No Applications received during this period.
H-13a. Assisted Living.	Undertake study of zoning for assisted living, and amend zoning ordinance accordingly.	Annually	Not initiated during this reporting period.

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H-13b. "Age-in-Place" Assistance.	Continue to provide assistance to older residents who want to remain independent and in their homes for as long as possible.	Annually	Junior Second Dwelling units. Housing Element Adopted 1/15.
H-14a. Residential and Mixed Use Sites Inventory.	Maintain a current inventory of suitable sites, and provide this information to interested developers along with information on incentives.	Ongoing	No changes in housing inventory.
H-14b. Efficient use of Multifamily Housing Sites.	Do not approve residential-only development below minimum designated General Plan densities unless physical or environmental constraints preclude its achievement.	Ongoing (as part of project review)	Ongoing.
H-14c. Continue to implement Zoning Provisions to Encourage Mixed Use.	The City will continue to review development standards to facilitate mixed use, including: a. Encourage adaptive reuse of vacant buildings and underutilized sites with residential and mixed use development on retail, office, and appropriate industrial sites b. Explore zoning regulation incentives to encourage lot consolidation where needed to facilitate housing. c. Review zoning requirements for retail in a mixed use building or site, and amend the zoning ordinance as necessary to allow for residential-only buildings in appropriate mixed-use zoning districts.	Mid Term (2017)	Ongoing, as needed (e.g. 1700 4th St.)
H-14d. Air Rights Development.	Evaluate the feasibility of air rights development and consider possible zoning incentives. Encourage developers of affordable housing to	Long Term (2020)	Continue. No inquiries or requests since last housing element update.
H-15a. Downtown Station Area Plan.	Complete Station Area parking study and Transit Center relocation analysis in 2015. Following the commencement of operation of SMART (2016), study other Station Area Plan recommendations to increase housing	One year after the start of SMART services in the City.	Continue.

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H-15b. Civic Center Station Area Plan.	Following the commencement of the operation of SMART (2016), study Station Area Plan recommendations to facilitate housing opportunities near transit, and implement through General Plan amendments and Zoning Code changes where appropriate.	One year after the start of SMART services in the City.	Continue.
H-16a. New Second Units	Continue to encourage second units, including some second units as part of new single-family development.	Ongoing	Ongoing. Community Development Department has prepared helpful informational handouts to assist property owners in determining feasibility of a second unit.
H-17a. State Density Bonus Law.	Under Government Code section 65915-65918, for housing projects of at least five units cities must grant density bonuses ranging from 5% to 35% (depending on the affordability provided by the housing project) when requested by the project sponsor, and provide up to three incentives or concessions unless specific findings can be made	Ongoing	San Rafael has integrated State density bonus requirements within its Affordable Housing Ordinance (Zoning Code Section 14.16.030), depicting the connection with the City's Inclusionary Housing requirements.
H-17b. Height Bonuses.	Continue to offer height bonuses for projects that include affordable housing units as provided in Exhibit 10 of the Land Use Element.	Evaluate lot consolidation by 2016	Ongoing. Several height bonuses have been granted for residential housing project during this reporting period (e.g. 1700 4th st..)
H-17c. Waiver or Reduction of fees	Continue to offer fee waivers and reductions for applications including affordable units.	Ongoing (as part of project	No requests for fee waivers during this reporting period.
H-17d. Efficient Project Review.	Continue to inform developers of density bonus incentives for affordable housing, and consistent with State requirements, any modified development standards provided as part of a density bonus incentives package are exempt from the variance process.	Ongoing (as part of project review)	Ongoing, as needed.
H-18a. Inclusionary Housing Nexus Study	Conduct affordable housing nexus study and amend the Inclusionary Housing Program as warranted.	2016	Consultant. Proposed to complete nexus study received. Study expected to be completed next reporting period.

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H-19a. Sustainability Policies and Programs	Promotes efficiency in resource consumption.	Ongoing	Housing projects required to meet Green Building and Cal Green Standards.