



Town of Ross

# Housing Element Update

Strategic Town Council Workshop  
March 15, 2022

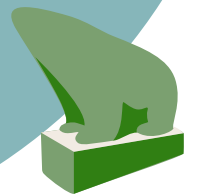


# Presentation Outline

- What is a Housing Element?
- What is RHNA?
- Accommodating RHNA
- Project Approach
- Timeline
- Q&A



# ■ What is a Housing Element?



# What is a Housing Element?



- State-mandated element
- Town's plan for addressing local housing needs
- Updated on an 8-year cycle
- Subject to statutory requirements
- Mandatory review by Dept. Housing & Community Development (HCD)

# Key Housing Element Components

- Inventory of available sites for housing
- Projection of realistic capacity
- Assessment of housing needs, constraints, and “fair housing” issues
- Program of implementing actions



## Town of Ross 2015-23 Housing Element Goals

1. Work together to achieve the Town's housing goals
2. Maintain and enhance existing housing and blend well-designed new housing into existing neighborhoods
3. Use our land efficiently to increase the range of housing options and to meet housing needs for all economic segments of the community
4. Provide housing for special needs populations
5. Monitor program effectiveness and respond to housing needs

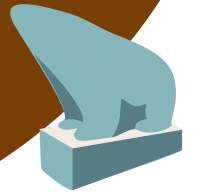
# Ross' 2015-23 Housing Sites Inventory

- Includes 19 sites with capacity for 44 new homes
- Key sites:
  - 37 Sir Francis Drake Blvd
  - Marin Art & Garden Center
  - 39 Fernhill/Branson School
  - Downtown
- Capacity for 90 ADUs (second and caretaker units)

Available Land Inventory									
	Assessor Parcel Number	Address	Zone	Maximum Allowable Units*	General Plan Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity
<b>Multi-Family Housing Sites</b>									
1	073-191-16	37 Sir Francis Drake Boulevard	C-D	4**	Civic District: public service and small scale residential	0.25	2	Vacant area of site developed for Town government and public safety buildings	Yes
2	073-141-03; 073-082-01; 073-082-12; 073-151-05	39 Fernhill	R-1-B-A	32	Quasi- Public/Private Service Specialized, smaller scale residential	16.25	3	The Branson School	Yes
3	072-231-23	30 Sir Francis Drake	C-C	6**	Recreational/ Cultural, smaller scale residential	10.1	3	Community cultural center and garden	Yes
<b>Single Family Housing Sites</b>									
	012-081-07, 072-031-49, 012-121-33, 012-121-03	End of Upper Toyon, adjacent to 400 Upper Toyon, San Rafael	R-1-B-5A	4	Very Low Density	9.23	2	Vacant	Yes
	072-031-01	End of Pomeroy	R-1-B-5A	2	Very Low Density	2.82	1	Vacant	Yes
	072-031-33	End of Pomeroy	R-1-B-5A	4	Very Low Density	14	2	Single family residence	Yes
	072-031-04	Above Bellagio	R-1-B-5A	2	Very Low Density	3.78	1	Vacant	Yes
	072-031-40	1 Bellagio	R-1-B-5A	2	Very Low Density	1.74	1	Vacant	Yes
	073-011-26	Between 7 and 25 Upper Road	R-1-B-10A	6	Very Low Density	36.54	3	Vacant	Yes
	073-072-07	north of 36 Glenwood	R-1-B-A	2	Very Low Density	1.15	2	Vacant	Yes
	073-122-15	206 Lagunitas Road	R-1-B-A	2	Very Low Density	1.03	1	Vacant	Yes
	073-291-13	End of Willow Hill Road	R-1-B-5A	2	Very Low Density	5.16	1	Vacant	Yes
	073-291-14	End of Willow Hill Road	R-1-B-5A	2	Very Low Density	2.9	1	Vacant	Yes
	073-291-29	200 Hillside, above 98 Chestnut	R-1-B-5A	2	Very Low Density	3.76	1	Vacant	Yes
<b>Mixed-Use and Multifamily Housing Sites</b>									
4	073-272-15	7 Redwood	C-L	19	Local Service Commercial	0.15	5	One-story commercial	Yes
5	073-273-12	13-19 Ross Common	C-L	13	Local Service Commercial	0.11	4	One-story commercial	Yes
6	073-272-09	16 Ross Common	C-L	12	Local Service Commercial	0.1	4	One-story commercial with 1 living unit	Yes
7	073-272-10	20-22 Ross Common	C-L	10	Local Service Commercial	0.09	3	One-story commercial	Yes
8	073-273-10	23 Ross Common	C-L	31	Local Service Commercial	0.25	4	Two-story commercial	Yes
<b>Second Units and Caretaker Units</b>									
	various		Residential		Residential	Varies	90	Developed & Vacant	Yes

\* Density includes second unit potential on lots zoned for single-family use and the maximum number of 350 sq. ft. single room occupancy units in the Local Service Commercial district  
 \*\*The zoning code does not limit the number of housing units

What is RHNA?





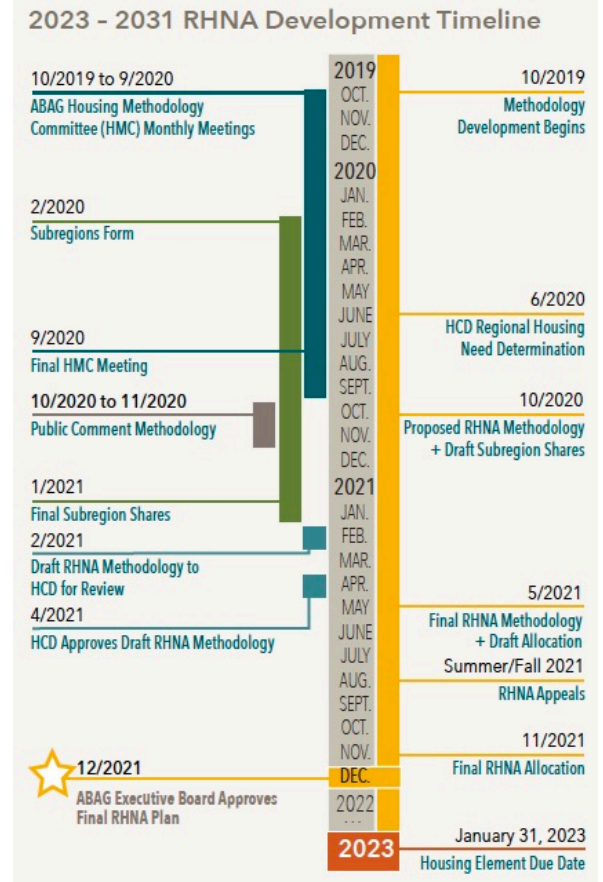
# What is RHNA?

- RHNA = Regional Housing Needs Allocation
- Total number of new housing units that Town must plan to accommodate for 2023 – 2031 cycle
- Separated into four affordability levels:
  - Very Low < 50% area median income (AMI)
  - Low 50 – 80% AMI
  - Moderate 80 – 120% AMI
  - Above Moderate > 120% AMI
- Marin County AMI = \$115,246



# RHNA Process

- State determines the housing need for each region of California, based on projected population and other factors (rates of vacancy, overcrowding, cost-burden)
- For the Bay Area region, ABAG then allocates housing targets for each jurisdiction, based on factors such as access to jobs, good schools, healthy environment
- ABAG developed methodology and allocations with input from jurisdictions between 2019 and 2021



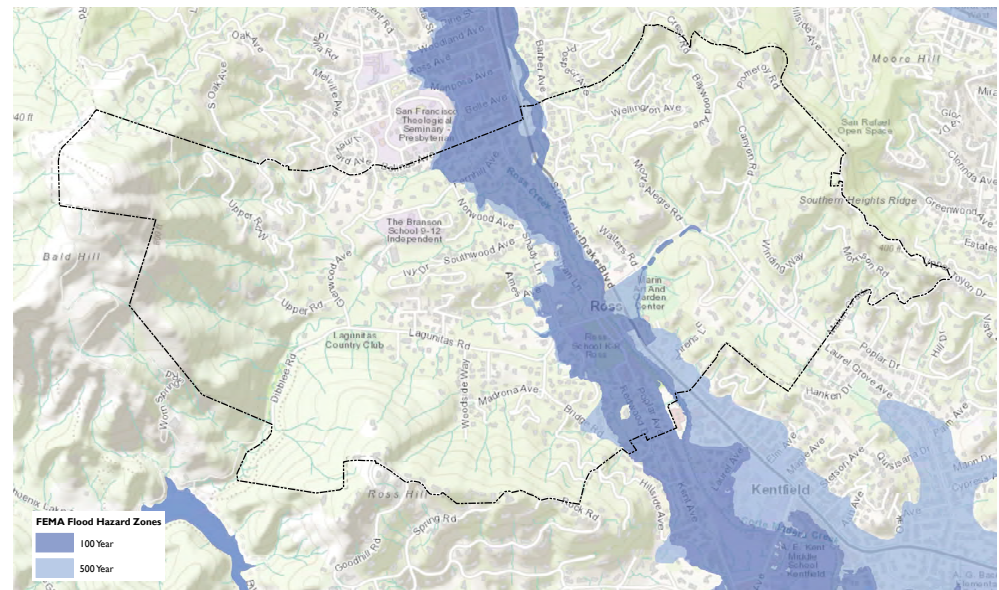
# 2023 - 2031 RHNA Allocations

- Fifth Cycle RHNA was lower than previous cycles, accounting for Great Recession
- Sixth Cycle RHNA significantly higher due to new State laws

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
<b>MARIN COUNTY</b>					
Belvedere	49	28	23	60	160
Corte Madera	213	123	108	281	725
Fairfax	149	86	71	184	490
Larkspur	291	168	145	375	979
Mill Valley	262	151	126	326	865
Novato	570	328	332	860	2,090
<b>Ross</b>	<b>34</b>	<b>20</b>	<b>16</b>	<b>41</b>	<b>111</b>
San Anselmo	253	145	121	314	833
San Rafael	857	492	521	1,350	3,220
Sausalito	200	115	114	295	724
Tiburon	193	110	93	243	639
Unincorporated Marin	1,100	634	512	1,323	3,569

# Accommodating RHNA

- Town is required to zone for sufficient capacity to meet RHNA
- Special requirements for lower income RHNA sites
  - Site size parameters
  - Absence of environmental constraints
  - Proximity to transit
  - Availability of utilities



## Thoughtful RHNA Strategy

- New State laws that facilitate the construction of smaller scale homes
- Accessory dwelling units (ADUs) and Junior ADUs are “affordable by design”
- Avenue to accommodate RHNA while preserving community character
- Examine recent trends in ADU production
- Forecast potential for units from SB 9 lot splits



# Approach



# Conduct Background Analysis

- Review Census data to identify special needs groups
- Assess governmental and non-governmental housing constraints
- Analyze fair housing access, consistent with State law
- Document progress toward Fifth Cycle goals and objectives



# Community Engagement Objectives

- Inform, engage, and solicit input from a broad range of community members throughout process
- Raise awareness of Housing Element requirements in the community
- Use input received to shape housing strategies, ensuring content reflects community values and priorities
- Provide opportunities for community review and refinement





# Community Engagement Methods

- Townwide mailers (3)
- Pop up outreach (3 events)
- Stakeholder Group Presentations (6)
- Community Open House Meetings (3)
- Online survey (1)
- Town Council Meetings (3)
- Internet and social media posts



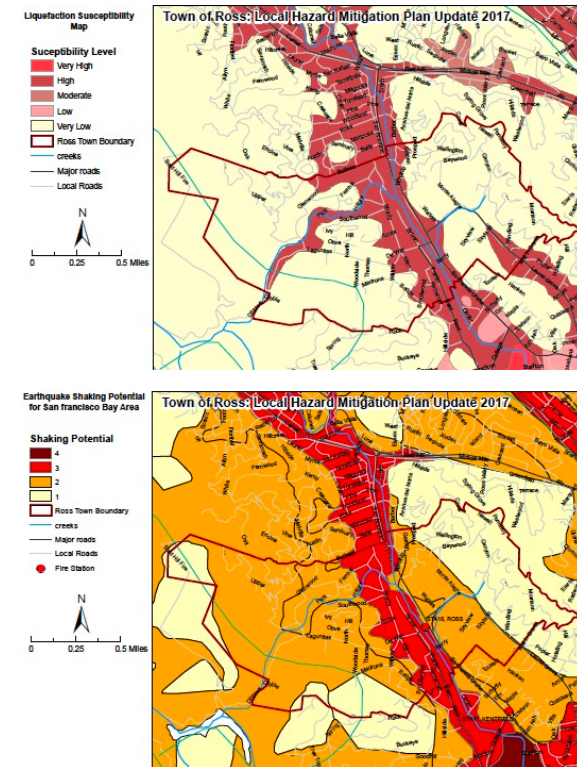
# Community Open House Meetings

- Open House #1 (Jun) –  
*Provide background information on legal requirements, local conditions, and community needs; solicit community feedback*
- Open House #2 (Sept) –  
*Present Draft Housing Element before HCD review*
- Open House #3 (Feb) –  
*Present Revised Housing Element prior to adoption*



# Safety Element Update

- Update of the Housing Element triggers statutory requirement to update the Safety Element
- Must incorporate newer data and additional analysis of emergency access
- Ross' 2018-23 Local Hazard Mitigation Plan includes additional required information, which can be referenced and incorporated
- Supplement with GIS-based analysis of evacuation routes and propose new policies, if needed



# Environmental Review

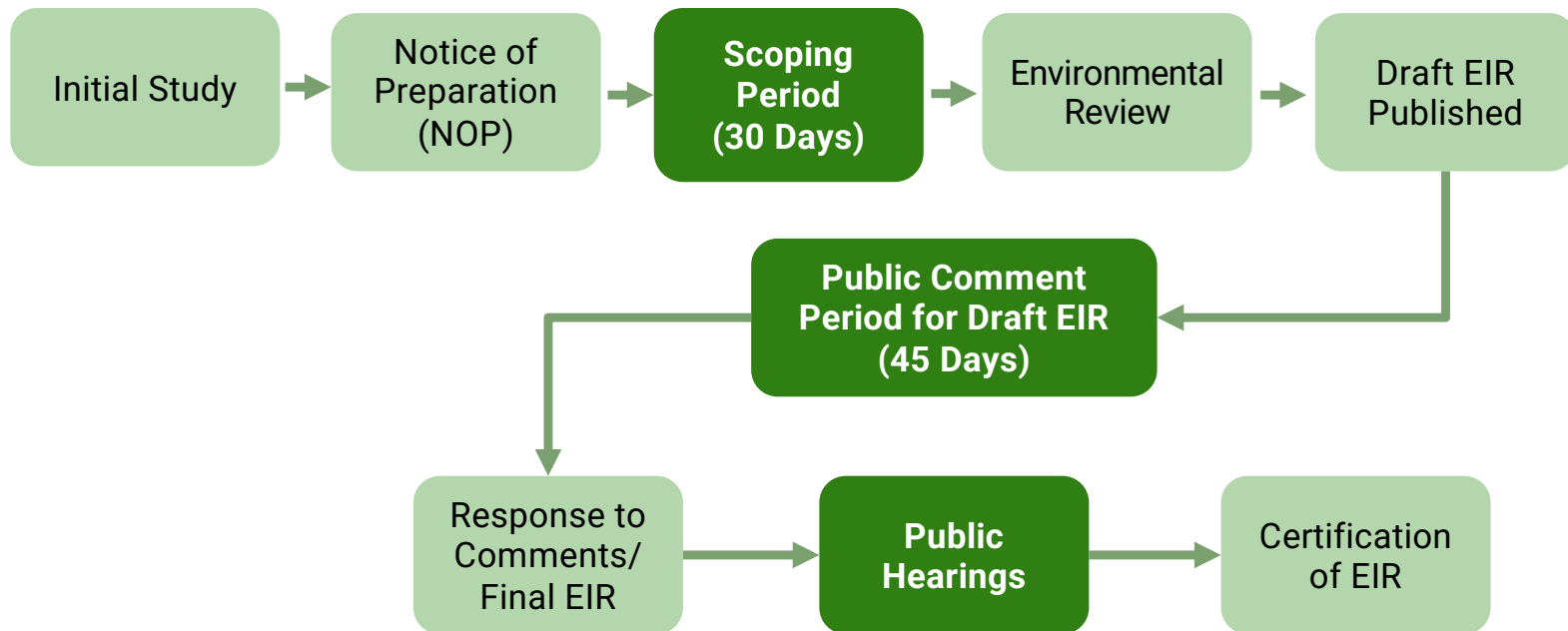
- Conduct environmental review to satisfy requirements of California Environmental Quality Act (CEQA)
- Prepare a robust Initial Study to identify potentially significant impacts
- Focus EIR on those topics



# Environmental Resource Categories

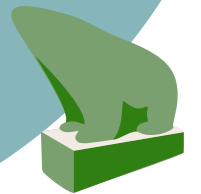
- Aesthetics
- Agriculture and Forest Resources
- **Air Quality**
- Biological Resources
- Cultural, Tribal, and Historic Resources
- **Energy, Climate Change, and Greenhouse Gas Emissions**
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials
- Hydrology, Drainage, and Water Quality
- Land Use, Population, and Housing
- Mineral Resources
- **Noise and Vibration**
- Public Services and Recreation
- **Transportation**
- Utilities and Service Systems
- **Wildfire**

# CEQA Process Flow



**■** = opportunity for public input

# Project Timeline



# Project Phasing



- Project to be completed in four distinct phases, each with opportunities for community input
- Goal is to adopt a Sixth Cycle Housing Element certified by the State no later than April 15, 2023



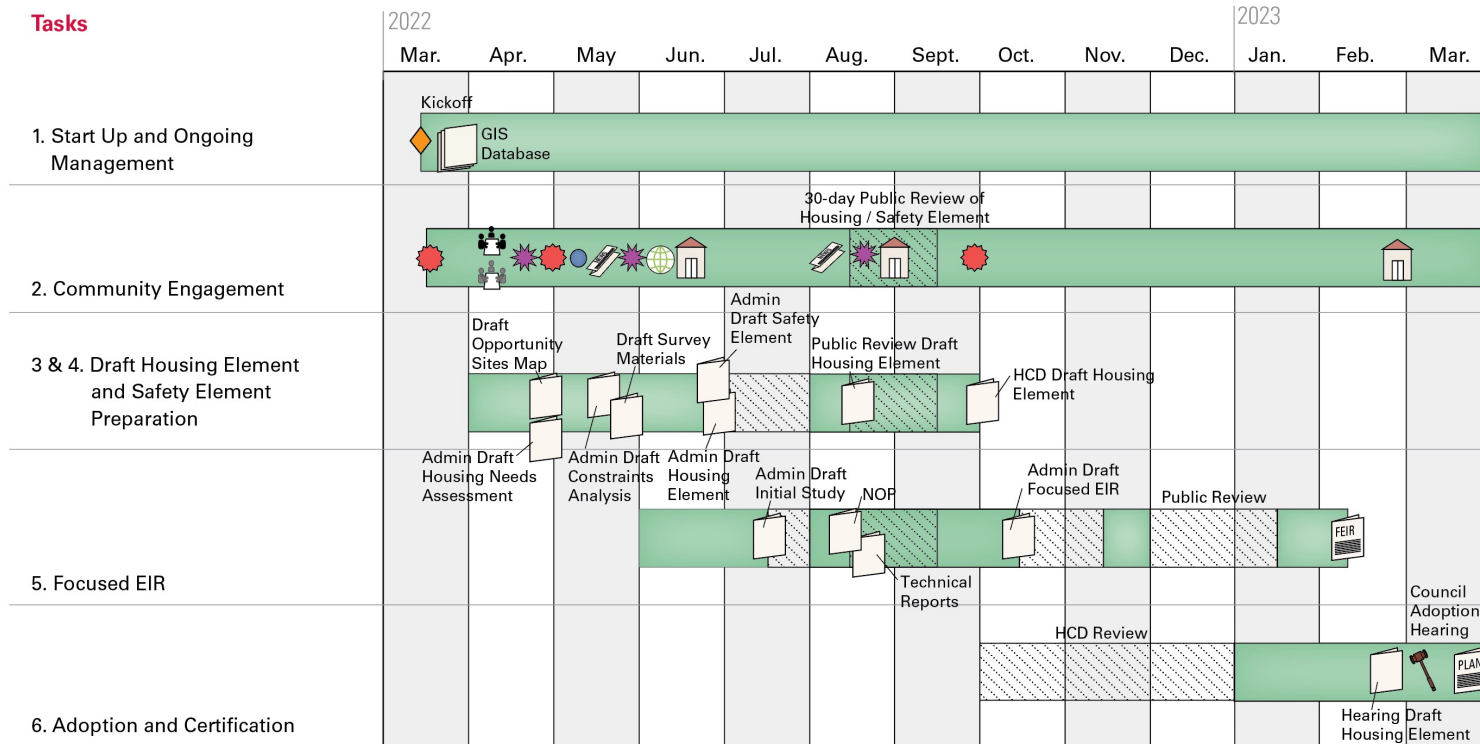
## Key Milestones and Dates

- Public review of Draft Housing Element 30 days
- HCD review of Draft Housing Element 90 days
- Scoping period for EIR 30 days
- Public review of Draft EIR 45 days
- Statutory deadline for adoption Jan 15, 2023
- Grace period of 120 days ends May 15, 2023

## Proposed Schedule

Town of Ross - Housing Element Update

### Tasks



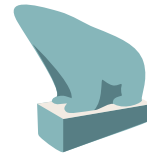


# Q&A





Thank You





Ross RHNA Allocations					
CYCLE	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
Fifth 2015-23	6	4	4	4	18
Sixth 2023-31	34	20	16	41	111