

Evaluation of 2015-2023 Housing Element Programs

Program Title	Objective	Achievements/Evaluation	Continue, Modify or Delete
<p>H-a Focus Town Resources on Key Housing Sites. Focus Town-controlled resources toward the design, approval, financing, and construction of housing, especially affordable housing, on key sites identified in the Tiburon Housing Element.</p>	<p>Construction of housing on one or more of the housing opportunity sites.</p>	<p>Not successful. There was no development of a new affordable housing project. The Town’s available funding resources (in-lieu fees and set-aside funds) are in place and available for use. As of May 2022, the Low & Moderate Income Housing Fund had an estimated balance of \$1.2 million. The Town has significantly increased allowable housing densities on mixed use sites in the downtown, which will make it economically feasible to redevelop commercial properties with housing and mixed use. <u>This will facilitate development of housing for smaller households including the elderly, persons with disabilities, and female-headed households, It will also increase the availability of single-family homes that are appropriate for large households as senior homeowners in Tiburon have expressed a desire to downsize but remain in town and live in a more walkable location.</u></p>	<p>Continue based on sites list from 2023-2031 Element. Delete program as it is repetitive of other programs such as H-j, H-k, H-l, H-r, and H-z.</p>
<p>H-b Improve Community Awareness of Housing Needs, Issues, and Programs. The Town will promote the availability of Marin County programs for housing construction, homebuyer assistance, rental assistance, Marin Housing Authority information, code enforcement, information about affordable housing, fair housing and housing rehabilitation through the following means:</p> <p>(a) Maintain a link on the Town’s website that describes housing programs and provides direct links to County agencies that administer the programs.</p>	<p>Obtain and distribute materials; coordinate with other organizations.</p>	<p>Successful. A link to the Marin Housing Authority website has been created; informational housing-related handouts are kept at the public counter; selected Town staff has been trained to provide referral information; on-going collaboration with County Housing Authority and EAH on potential housing projects; housing-related materials distributed at annual homeowner association summit.</p> <p>The Town collaborated with other Marin local government to provide resources and education</p>	<p>Continue</p>

<ul style="list-style-type: none"> (b) Include contact information on County programs in Town newsletters and other general communications that are sent to residents. (c) Maintain information and handouts at the Town’s public counter. (d) Train selected Town staff to provide referrals. (e) Distribute information on programs at public locations (library, schools). (f) Collaborate with other agencies (County of Marin, Tiburon Ecumenical Association, Marin Housing Authority, Rotary, Chamber of Commerce, Ecumenical Association for Housing, Housing Council) to prepare presentations and distribute informational materials to improve awareness of housing needs, issues and available housing programs. (g) Distribute materials to neighborhood groups, homeowner associations, religious institutions, businesses, and other interested groups (Rotary, Chamber of Commerce, etc.) in the Tiburon area. 		<p>materials to facilitate building, permitting, and renting second units. They created a website at adumarin.org that provides case studies, floor plans, a calculator to estimate construction costs, information on planning, designing, and constructing and ADU, and resources on being a landlord, from setting a rent price to complying with fair housing laws.</p>	
<p>H-c. Community Outreach When Implementing Housing Element Programs. Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce and participate in the Marin Consortium for Workforce Housing in building 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 when housing programs are discussed by the Planning Commission or Town Council. Specific actions should be linked to the preparation and distribution of materials as identified in Program H-b. Specific outreach activities include:</p>	<p>Undertake outreach annually and for each Housing Element program per the schedule for the implementing programs contained in the Housing Element.</p>	<p>Successful. The Town conducted public hearings, published notices in the local paper, posted notices at Town Hall and on the Town’s website, and sent notices to all interested parties when considering and adopting ordinances to implement housing element programs.</p> <p>The Town updated its Accessory Dwelling Unit Ordinance in 2016, 2020, and 2022 to be consistent with changes in State law. The Town also updated informational and application forms for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) and added “quick checklists” to enable owners to determine if their property was eligible for either type of unit.</p>	<p>Continue</p>

<ul style="list-style-type: none"> (a) Maintain the Housing Element mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners. (b) Post notices at Town Hall, the library, and the post office. (c) Publish notices in the local newspaper. (d) Post information on the Town’s website. (e) Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element programs are implemented. (f) Provide an informational guide to homeowners explaining the benefits, “best practices” and procedures for adding or legalizing a secondary dwelling unit. 		<p>The Town collaborated with other Marin local government to provide resources and education materials to facilitate building, permitting, and renting second units. They created a website at adumarin.org that provides case studies, floor plans, a calculator to estimate construction costs, information on planning, designing, and constructing and ADU, and resources on being a landlord, from setting a rent price to complying with fair housing laws.</p>	
<p>H-d Foster Meaningful Assistance from Other Agencies. Town staff will meet and work with other public agencies and special districts (water, fire, schools, sanitary districts, etc.) to promote affordable housing through the provision of fee waivers, fee reductions, development of property, or other assistance for affordable housing projects. In addition, participate in ongoing regional planning activities related to housing and the Sustainable Communities initiative.</p>	<p>Assistance and incentives for affordable housing.</p>	<p>Successful. Consistent with state law, the Town does not charge impact fees (e.g., traffic impact fees) for ADUs that are less than 750 SF. In 2017, state legislation went into effect that prevents special districts from charging fees for junior accessory dwelling units and certain types of accessory dwelling units.</p>	<p>Continue</p>
<p>H-e Conduct Outreach for Developmentally Disabled Housing and Services. Work with the Golden Gate Regional Center to implement an outreach program that informs families within Tiburon on housing and services available for persons with developmental disabilities. Provide information on services on the Town’s website and distribute brochures supplied by the service providers.</p>	<p>Support programs to address needs of the developmentally disabled.</p>	<p>Partially Completed. In 2016, a link to the Golden Gate Regional Center was added to the Town’s website.</p>	<p>Continue. <u>Provide specific implementation actions and timeline to ensure program is completed.</u></p>
<p>H-f Coordinate with Water and Sewer Providers. As required by State law, the Town will provide a copy of the adopted housing element update to water and sewer providers, including the Marin Municipal Water District,</p>	<p>Provide copy of Housing Element Update to water and sewer providers.</p>	<p>Successful. The Town provided a copy of the housing element to all water and sewer providers within 15 days of adoption.</p>	<p>Continue</p>

<p>Sanitary District Number 5 of Marin County, Richardson Bay Sanitary District, and Sanitary District Number 2 of Marin County. The Town will also provide a summary and quantification of Tiburon’s regional housing need allocation.</p>			
<p>H-g Review the Housing Element Annually. As required by State law, the Town will review the status of Housing Element programs and submit a progress report to the State Department of Housing and Community Development and the Governor’s Office of Planning and Research by April 1st.</p>	<p>Annual review of Housing Element implementation progress; submittal of approved form to HCD.</p>	<p>Partially completed. The Town Council reviewed the Housing Element programs and the Town submitted the Annual Progress Report to HCD for years 2016-2019.</p>	<p>Continue</p>
<p>H-h Update the Housing Element. Update the Tiburon Housing Element to be consistent with State law requirements.</p>	<p>Update and adopt housing element in compliance with State-mandated due date.</p>	<p>In progress. Housing Element for 2023-2031 planning period will be submitted to HCD prior to the due date of January 30, 2023.</p>	<p>Continue.</p>
<p>H-i Redevelopment Agency (Town of Tiburon as Successor Agency). In conjunction with the Marin Housing Authority, use remaining housing set-aside funds to meet existing affordable housing obligations and, once those are met, expend the funds solely for the provision of affordable housing in Tiburon consistent with the Tiburon General Plan.</p>	<p>Meet existing affordable housing obligations and facilitate the development of additional affordable housing.</p>	<p>Successful. Town staff communicates at least annually with Housing Authority staff regarding potential affordable housing projects and the continuing availability of set-aside funds for this purpose.</p>	
<p>H-j Apply for State Funds for Affordable Housing. Apply for State affordable housing funds including, but not limited to, the Multifamily Housing Program, the Cal-Home Program, and the Homebuyer’s Down-payment Assistance Program. Commit these funds to one or more projects located on designated housing sites as shown in the Town’s Housing Element, to projects targeted for persons with disabilities, including persons with developmental disabilities, and to projects targeted to extremely-low income households.</p>	<p>Develop funding sources for affordable housing.</p>	<p>Not completed. This action was not undertaken due to the lack of affordable housing projects for which to target grant funds.</p>	<p>Continue. Delete references to specific programs.</p>

<p>H-k Apply for and Utilize Local Funds for Affordable Housing. Potential sources of funds could include, but would not be limited to:</p> <ul style="list-style-type: none"> (a) Marin Workforce Housing Trust (b) Marin Community Foundation (c) Federal Grants (d) Transportation Authority of Marin (e) Voluntary donations (such as bequeaths, trusts, donations of land and buildings, etc.). (f) Affordable Housing Impact Fee on larger single-family homes. (Size to be determined — for example, Marin County has a sliding scale housing impact fee on homes over 2,000 square feet in size). (g) Inter-Jurisdictional Housing Trust Fund (with Belvedere and Marin County) that could include housing impact fees, in-lieu fees, co-funding one nexus study for a housing impact, and the accumulation of any other housing-related monies for use in a mutually beneficial way to meet each jurisdiction's RHNA through a combination of contributions to the Fund and units created. 	<p>Accumulation of funds for affordable housing.</p>	<p>Not completed. This action was not undertaken due to the lack of specific affordable housing projects for which to solicit donations and target such funds. The affordable housing impact fee and inter-jurisdictional housing trust fund were not pursued due to staff availability and work-load.</p>	<p>Continue. Update funding sources.</p>
<p>H-l 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 related to specific housing sites and as the Housing Element is implemented. The Town will reach out to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The Town will also reach out to developers of affordable housing for extremely-low income households.</p>	<p>Ongoing working relationship with non-profit housing sponsors.</p>	<p>Partially successful. In 2018, Town staff met on several occasions with staff from EAH regarding one of the Town's identified affordable housing opportunity sites and opportunities for an affordable housing project at that site. <u>The updated housing element significantly increases densities on multifamily sites in the Downtown. This will facilitate development of affordable housing for seniors, persons with disabilities, and extremely low income households.</u></p>	<p>Continue</p>

<p>H-m 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>Successful. Town staff communicated periodically with MHA regarding existing and potential affordable housing units, including resale and rental restrictions and defending against the loss of affordable status through lending institution errors.</p>	<p>Continue</p>
<p>H-n Staff Training. Conduct a training session for Town employees regarding the receipt, documentation, and proper referral of housing discrimination complaints and other information related to housing programs.</p>	<p>Conduct training staff sessions.</p>	<p>Successful. Housing discrimination complaints are handled by select Town staff members who are aware of the proper referrals related to housing programs.</p>	<p>Continue</p>
<p>H-o Housing Discrimination Complaints. Refer discrimination complaints to the appropriate legal service, county, or state agency or Fair Housing of Marin. The Community Development Director is the designated person in Tiburon with responsibility to investigate and deal appropriately with complaints. Discrimination complaints will be referred to Fair Housing of Marin, the Marin Housing Authority, Legal Aid, 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 Town’s website.</p>	<p>Implementation of Fair Housing laws.</p>	<p>Successful. Housing discrimination complaints are handled by select Town staff members who are aware of the proper referrals related to housing programs.</p>	<p>Continue</p>
<p>H-p Provision of Affordable Housing for Special Needs Households. Continue to facilitate programs and projects which meet federal, state and local requirements to provide accessibility for seniors, persons with disabilities, large families, and single-person and single parent households. In addition, the Town will apply current inclusionary housing provisions to 10% of new units required to meet the special housing needs in the categories listed. Specific types of housing include:</p>	<p>Construction of at least three housing units for people living with special needs.</p>	<p>Not implemented. Inclusionary zoning is in place; lack of new affordable projects being proposed has limited the ability to implement this program. <u>The updated housing element significantly increases densities on multifamily sites in the Downtown. This will facilitate development of affordable housing for seniors, persons with disabilities, and single-person and single parent households. It will also increase the availability of single-family homes that are appropriate for large households as senior homeowners in Tiburon have expressed a desire to</u></p>	<p>Continue</p>

<ul style="list-style-type: none"> (a) Smaller, affordable residential units, especially for lower income single-person and single parent households. (b) Affordable senior housing to meet the burgeoning needs of an aging population, including assisted housing and board and care (licensed facilities). (c) Affordable units with three or more bedrooms for large family households. (d) Affordable housing that is built for, or can easily and inexpensively be adapted for, use by people with disabilities (specific standards are established in California Title 24 Accessibility Regulations for new and rehabilitation projects, augmented by Americans with Disabilities Act guidelines). 		<p><u>downsize but remain in town and live in a more walkable location.</u></p>	
<p>H-q Emergency Housing Assistance. Participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services.</p>	<p>Respond to requests for assistance.</p>	<p>Successful. The County of Marin and local nonprofits provide services to the homeless have shifted to a “housing first” model to meet the needs of the chronically homeless. A rotating emergency shelter program, which was operating in Tiburon’s local places of worship, ended in April 2018. The County is now investing \$10 million over four years with another \$10 million in matching federal funds, to create a “Whole Person Care” program.</p> <p>The Town contributes funds to countywide homeless programs and works through the Marin County Council of Mayors and Council Members and the Marin Managers Association to develop facilities, services, and programs to address homelessness. In May 2022, they released an RFP under the Community Homeless Fund to serve individuals and families, specifically in Marin County, who are experiencing homelessness. The RFP seeks proposals for services including Outreach and Engagement,</p>	<p>Continue</p>

		<p>Rapid Response, Intensive Case Management, Multi-Disciplinary Team, and Mobile Shower Services.</p> <p><u>Although the homeless population in Tiburon has decreased since the last housing element was adopted, from 7 unsheltered people in 2013 to none in 2019, the number of unsheltered people throughout Marin County has increased from 183 to 703 over the same period, illustrating the critical need for continued cross-county efforts to provide housing and services for the homeless.</u></p>	
<p>H-r Provide Town Employee Housing Assistance. Identify opportunities for local government employees (especially public safety personnel) to find housing locally through such efforts as construction of workforce housing at public facilities or parking lots or subsidizing mortgages or rents.</p>	<p>Provide assistance to 5 percent of Town employees.</p>	<p>Successful. The Town acquired an additional Point Tiburon Marsh condominium unit in 2019, bringing the total number of units owned by the Town to eight. The Town makes these condo units available to Town employees who qualify. 30% of Town employees currently live in these units.</p>	<p>Continue</p>
<p>H-s Allow Transitional and Supportive Housing in Commercial Zones. Revise the Zoning Ordinance to specifically identify transitional and supportive housing as conditionally permitted uses in the neighborhood commercial (NC) and village commercial (VC) zones. Transitional and supportive housing will be treated as a residential use subject only to the same restrictions that apply to other residential uses in the NC and VC zones.</p>	<p>Adopt Ordinance.</p>	<p>Completed. The Zoning Code was amended to define Transitional Housing and Supportive Housing (TMC 16-100.20) and allow transitional and supportive housing as conditionally permitted uses in the Neighborhood Commercial (NC) and Village Commercial (VC) zones (TMC Section 12-22.030).</p>	<p>Delete</p>
<p>H-t Rehabilitation Loan Programs. In cooperation with the Marin Housing Authority (MHA), improve citizen awareness of rehabilitation loan programs.</p>	<p>Provide residential rehabilitation loans to 3 low income units.</p>	<p>MHA rehabilitation loan brochures are available at the public counter in Town Hall. No Residential Rehabilitation Loans were made to Tiburon property owners since 2015. The program coordinator states that the program was impacted by the pandemic.</p>	<p>Continue</p>
<p>H-u Conduct Residential Building Report Inspections. The Town will continue to inspect and report on all residential units prior to resale, with the intent to maintain and upgrade the safety of housing within the town consistent with adopted Building Codes.</p>	<p>Complete Residential Building Reports for all housing units prior to resale</p>	<p>Successful. The Town performs an average of at least 150 Residential Building Report Inspections each year.</p>	<p>Continue</p>

<p>In addition to the health and safety concerns, the residential building report discloses the authorized use, occupancy and zoning of the property and an itemization of deficiencies in the dwelling unit.</p>			
<p>H-v Acquisition of Rental Housing. Contact potential non-profits (such as Tiburon Ecumenical Association, EAH, Citizens Housing, BRIDGE Housing, etc.) who may be seeking to acquire and rehabilitate rental housing units in order to maintain ongoing affordability of the units. Provide assistance that will include, but not be limited to: (1) support necessary to obtain funding commitments from governmental programs and non-governmental grants; (2) assistance in permit processing; (3) waiver or subsidy of fees; and (4) use of local funds if available.</p>	<p>Acquisition and rehabilitation of existing affordable rental housing subject to expiration of subsidies.</p>	<p>Implemented but not successful. No new affordable housing opportunities resulted from occasional contact with non-profits.</p>	<p>Continue</p>
<p>H-w Use of Rental Assistance Programs. Continue to publicize and participate in rental assistance programs such as Section 8 Housing Choice Vouchers, the Housing Stability Program, and other available rental programs.</p>	<p>Publicity and increased use of Section 8 vouchers</p>	<p>As of May 2022, there were 23 Section 8 vouchers currently in use in Tiburon, a decrease of 4 vouchers over the prior planning period.</p>	<p>Continue</p>
<p>H-x Condominium Conversions. Preserve rental housing by enforcement through the Town's condominium conversion ordinance and Housing Element policy.</p>	<p>Protection of the Town's rental housing stock.</p>	<p>Successful. The Town enforces these policies and programs.</p>	<p>Continue</p>
<p>H-y Link Code Enforcement with Public Information Programs on Town Standards, Rehabilitation and Energy Loan Programs. Implement housing, building and fire code enforcement to ensure compliance with basic health and safety building standards and provide information about rehabilitation loan programs for use by qualifying property owners who are cited. Specific actions include:</p> <ul style="list-style-type: none"> (a) Coordinate with the Marin Housing Authority and utility providers to make available loan programs to eligible owner and renter-occupied housing. 	<p>Upgrades to the Town's housing stock and compliance with codes.</p>	<p>MHA rehabilitation loan brochures are available at the public counter in Town Hall. No Residential Rehabilitation Loans were made to Tiburon property owners since 2015.</p> <p>As of May 2022, eight Tiburon homeowners have Property Assessed Clean Energy (PACE) assessments, which enabled them to access financing to install energy efficiency upgrades and renewable energy projects.</p> <p>Through the Marin Climate and Energy Partnership, the Town works with Resilient Neighborhoods to provide free classes to residents to educate and</p>	<p>Modify to generally provide information, not just when linked to code enforcement.</p>

<ul style="list-style-type: none"> (b) Provide public information on alternative energy technologies for residential developers, contractors, and property owners. (c) Publicize tenant assistance and energy conservation programs and weatherization services that are available to provide subsidized or at cost inspection and corrective action. (d) Contact owners of structures that appear to be in declining or substandard condition, offer inspection services, and advertise and promote programs that will assist in funding needed work. (e) Provide an informational guide to homeowners explaining the benefits, “best practices” and procedures for adding or legalizing a secondary dwelling unit. 		<p>motivate them to reduce their carbon footprint. Classes include information and resources on energy conservation and efficiency and renewable energy. Thirteen Tiburon households have graduated from the program.</p> <p>In partnership with Marin County Energy Watch, the Town publicized energy efficiency programs available through BayRen, Rising Sun, and the California Energy Youth Services. As of May 2022, twenty-nine Tiburon homeowners had received BayRen rebates, and Rising Sun had served 11 households. The California Youth Energy Services program completed 6,901 home energy assessments in Marin County between 2006 and 2018, with an estimated 200 audits completed in Tiburon. The program provided free energy efficiency products like LED bulbs, power strips, showerheads, and faucet aerators.</p> <p>The Town also promoted Electrify Marin, which provides rebates to swap out natural gas appliances and heating systems with high efficiency electric appliances. As of May 2022, thirteen projects in Tiburon had received a total of \$17,000 in rebates. The program provides higher rebates for lower-income households.</p> <p>The Town’s Residential Resale Inspection process, continuously implemented over the past 45 years, has greatly aided the condition of the Town’s housing stock by requiring mandatory corrections.</p> <p>The Town collaborated with other Marin local government to provide resources and education materials to facilitate building, permitting, and renting second units. They created a website at adumarin.org that provides case studies, floor plans, a calculator to estimate construction costs,</p>	
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		information on planning, designing, and constructing and ADU, and resources on being a landlord, from setting a rent price to complying with fair housing laws.	
<p>H-z Work with Non-Profits and Property Owners on Housing Opportunity Sites. Encourage cooperative and joint ventures between owners, developers and non-profit groups in the provision of below market rate housing. Work with non-profits and property owners to seek opportunities for an affordable housing development on one of the key housing opportunity sites. Undertake the following actions to encourage development of multi-family, affordable housing:</p> <ul style="list-style-type: none"> (a) Meet with non-profit housing developers (EAH, MHA, others) and property owners to identify housing development opportunities, issues and needs during 2015. (b) Select the most viable site during 2015. (c) Undertake community outreach in coordination with the potential developer and property owner during 2015. (d) Complete site planning studies, continued community outreach, and regulatory approvals in coordination with the development application. (e) Facilitate development through regulatory incentives, reducing or waiving fees, fast track processing, and assistance in development review. (f) Develop ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates to assist in the development of housing for extremely low-income households. (g) Facilitate development of housing for extremely low-income households by allowing housing as a 	Encourage development of one or more key housing sites by 2022.	<p>Implemented but not successful. Zoning amendments were adopted in 2015 to designate new affordable housing opportunity sites, reduce the percentage of affordable units required, and allow housing by right in such zones. No affordable housing projects were constructed, although Town staff continued to review and encourage conceptual proposals for a mixed use affordable project on the 1600 Tiburon Boulevard affordable housing overlay site. See also Program H-I.</p> <p><u>The updated housing element significantly increases densities on multifamily sites in the Downtown. This will facilitate development of affordable housing for low-income households, seniors, persons with disabilities, and single-person and single parent households. It will also increase the availability of single-family homes that are appropriate for large households as senior homeowners in Tiburon have expressed a desire to downsize but remain in town and live in a more walkable location.</u></p>	Continue

<p>use by-right as part of the “Affordable Housing Overlay Zone.”</p> <p>(h) Review funding options as part of the annual Housing Element review and apply for funding or support funding applications as opportunities are available, and will 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.</p>			
<p>H-aa Modify and Implement “Affordable Housing Overlay Zone” Zoning for Affordable Projects. Annually monitor the effectiveness of the “Affordable Housing Overlay Zone” as part of the annual Housing Element review (see Program (H-g) and implement the affordable housing overlay zone where residential densities will be increased up to 100% if a specified level of affordability is achieved. As part of the annual review there will be a review as to whether the program has been effective in encouraging very low and low income housing. The program will be revised if it is found to be ineffective.</p>	<p>Modification to the AHO Zoning by 2012 and review progress annually as part of Program H-e to encourage development of one or more key housing sites by 2014.</p>	<p>Implemented but not successful. Zoning ordinance amendments implementing the overlay zone revisions set forth in this program were adopted in March 2015. No affordable housing units were approved or built pursuant to the affordable housing overlay zone.</p>	
<p>H-bb Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law. The Town will offer density bonuses consistent with the State Density Bonus Law.</p>	<p>Application of State Density Bonus law.</p>	<p>Implemented but not successful. No applications requesting state-mandated density bonuses were received.</p>	
<p>H-cc Design of Multi-Family Housing. Conduct design review to assure excellence of design in new multi-family housing development that is compatible with the surrounding area.</p>	<p>Development of well-designed multi-family housing</p>	<p>Successful. In 2022, the Town adopted objective development and design standards for qualifying multifamily projects.</p>	
<p>H-dd Housing Impact Fee for Larger Homes. Consider an affordable housing impact fee on larger single-family homes.</p>	<p>Additional funding for affordable housing based on impacts of larger homes.</p>	<p>Not completed. This action was not undertaken due to staff availability and workload. Due to the small number of new single family homes that are constructed in Tiburon, the potential revenue generated from this action is most likely not cost-efficient. Instead, efforts should be focused on realizing affordable inclusionary units in multifamily development.</p>	<p>Delete.</p>

<p>H-ee Implement Second Dwelling Unit Development Standards and Permit Process. Continue to allow second dwelling units.</p>	<p>8 new low income second units by 2022</p>	<p>Successful. The Town approved 26 ADUs and 18 JADUs between 2015 and June 2022. To date, 14 have been constructed and 15 are under construction. Based on a regional study, affordability levels are assumed to be 7 very low income units, 7 low income units, 7 moderate income units, and 3 above moderate income units. <u>ADUs provide housing for seniors and single-parent households and lower housing costs for seniors who wish to age in place.</u></p>	<p>Modify to include tracking and review at mid-point of the planning cycle.</p>
<p>H-ff Adopt Standards for Junior Second Units. Review and consider adopting standards to allow the creation of junior second units.</p>	<p>Consider adoption in 2015</p>	<p>Completed. Ordinance No. 555 N. S. adopting standards for junior second units was adopted in February 2015. 17 JADUs were approved between 2015 and 2021. <u>JADUs provide housing for seniors and single-parent households and lower housing costs for seniors who wish to age in place.</u></p>	<p>Delete.</p>
<p>H-gg Jobs/Housing Fee. Adopt a Jobs/Housing Linkage Fee Ordinance that includes the following or similar exaction requirements:</p> <ul style="list-style-type: none"> (a) Exaction requirements for dwelling units and/or in-lieu fees should be set according to empirically based evidence and must comply with all other legal tests. (b) The inclusion of affordable housing units within developments of hotels, offices, or other commercial buildings if feasible (options may include housing on-site, off-site, subsidizing mortgages or rents, or paying an in-lieu fee for housing production), or (c) Payment into the Housing Fund of in-lieu fees based on a dollar amount per square foot of office, commercial, and industrial building development. (d) In-lieu fees would be waived in projects containing significant affordable housing components 	<p>Additional funding for affordable housing from commercial development</p>	<p>Not completed. As significant jobs creation projects in Tiburon are highly unusual, any such ordinance would rarely if ever be utilized. On those several sites in the Downtown area where the Town has placed an affordable housing overlay zone, such an ordinance could actually be counterproductive.</p>	<p>Delete.</p>
<p>H-gg Encouraging Residential on Mixed Use Sites. Encourage residential development on key housing sites</p>	<p>Residential development on mixed use sites.</p>	<p>Implemented but not successful. In 2016, Town staff met on several occasions with representatives of</p>	<p>Continue.</p>

<p>that are designated for mixed use. Incentives are identified in the Affordable Housing Overlay zone.</p>		<p>ACV-Argo and provide advice on the development of a mixed-use project in Downtown that included affordable housing units. In 2017, staff met with ACV-Argo to review conceptual designs for a mixed use project on the former Sharks Deli site at 1600 Tiburon Boulevard. Density bonus provisions were discussed as well as Town incentives to encourage the project, however the mixed use project did not move forward.</p>	
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