

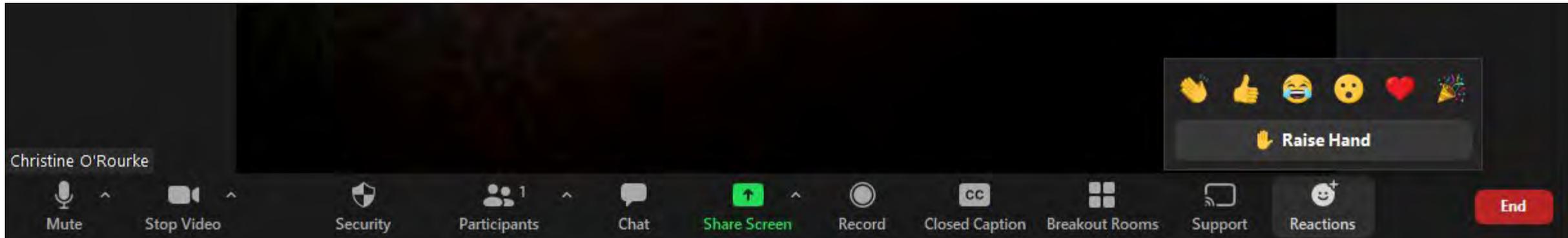


Housing Workshop I

November 9, 2021

ZOOM TOOLS

Raise Hand



Spanish ▾

Powered by Google Translate

Vivienda I

[INSCRÍBETE AL TALLER DE VIVIENDA](#)

9 de noviembre, 6-8pm

Enlaces

- ↓ [¿Qué es un elemento de vivienda?](#)
- ↓ [¿Qué es un elemento de vivienda? \(En español\)](#)
- ↓ [Presentación del taller \(en español\)](#)



ZOOM TOOLS

Mute or Unmute
Microphone



Start or Stop
Video

AGENDA

- | | |
|-----------------|-----------------------------------|
| 6:00pm – 6:45pm | Welcome and Presentation |
| 6:45pm - 7:00pm | Q&A |
| 7:00pm – 7:40pm | Small Group Discussion |
| 7:40pm – 8:00pm | Report Outs, Next Steps and Close |



GETTING TO KNOW THE AUDIENCE

GENERAL PLAN UPDATE

- Overarching document that guides the future growth and development of the town
- Articulates a community's vision for the future
- Update to the 2005 Plan
- Will plan for next 20 years
- Contains goals, policies, and implementing programs
- Approvals of new development projects, public projects, and capital improvements require findings of consistency with the General Plan



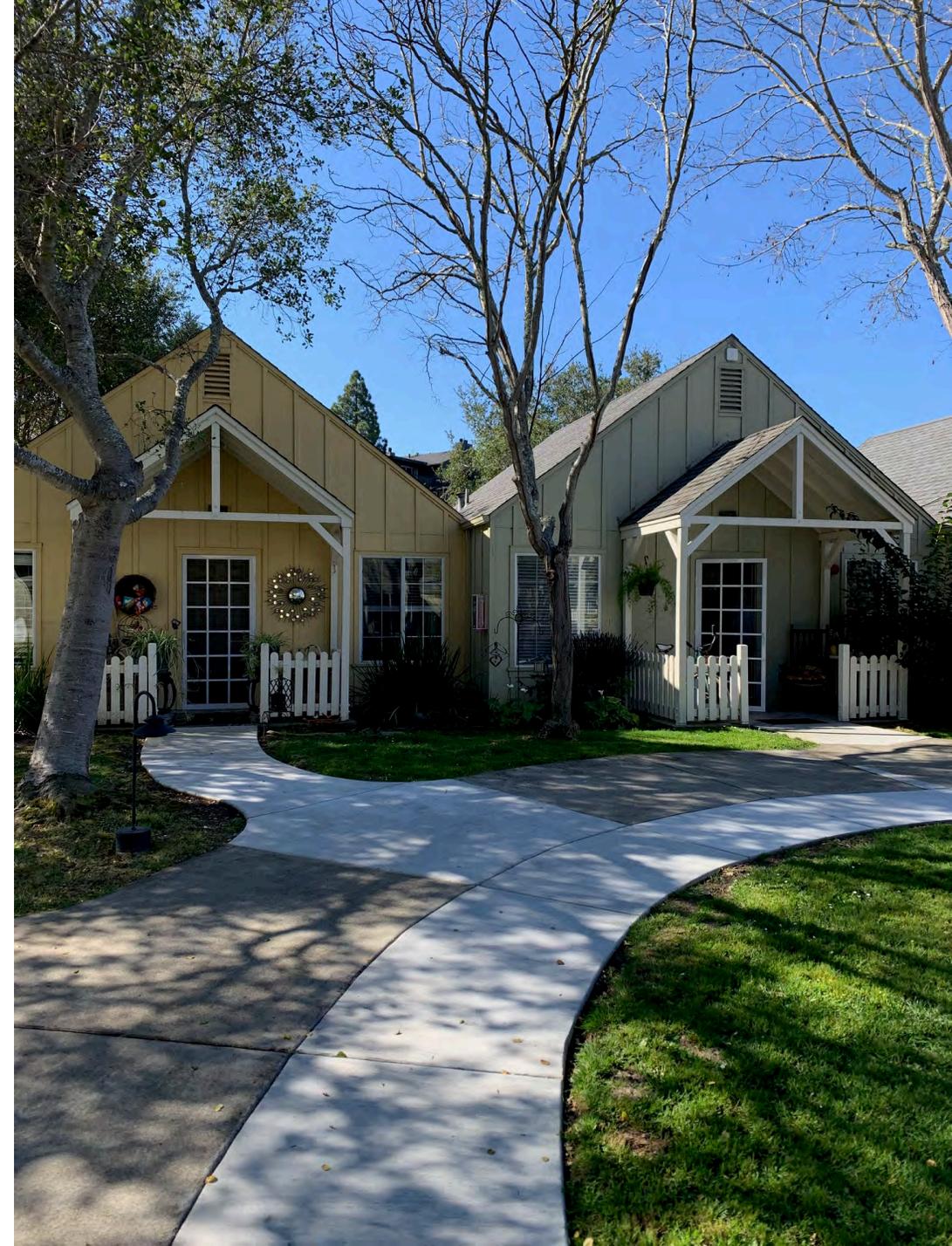
GENERAL PLAN ELEMENTS

Required Elements:

- Land Use
- Mobility
- ✓ ■ Housing
- Open Space
- Conservation
- Safety
- Noise

Additional Elements:

- Downtown
- Parks and Recreation



HOUSING ELEMENT REQUIREMENTS

- Demographic and housing need analysis
 - Evaluation of current housing element
 - Constraints on housing development
 - Site inventory
 - Programs to promote housing opportunities and meet the Regional Housing Need Allocation (RHNA)
- Since AB 686 was passed in 2018, the Housing Element must also affirmatively further fair housing.



HOUSING NEEDS

REGIONAL HOUSING NEED

- Bay Area population continues to grow in both population and jobs.
- Housing production has stalled.
- Housing prices are increasing dramatically.
- Fewer people are able to purchase homes or meet surging rents.
- Results: residents are priced out; longer commutes; increased traffic congestion.
- More housing of various types is needed.



DEMOGRAPHICS

- The population of Tiburon increased 10.1% from 2000 to 2020, which is below the 14.8% growth rate of the Bay Area.
- The population is aging. The average age has increased from 45 in 2000 to 50 in 2019.
- The over 65 age cohort increased from 17% to 26% between 2000 and 2019.
- The under 18 age cohort decreased from 22% to 21% between 2000 and 2019.
- 21.4% of Tiburon households are considered low-income, earning less than 80% of the Marin County median income.
- 31.1% of households are cost-burdened, spending more than 30% of their income on housing.
- Low-income households, renters, and people of color are more likely to be cost-burdened



HOUSING CHARACTERISTICS

- Number of homes increased 0.6% in Tiburon, from 2010 to 2020, below the Marin County (1.2%) and Bay Area (5.0%) rate.
- 75% of existing homes are single family. Number of single-family homes increased more than multi-family homes between 2010 and 2020. Reverse is true for Marin County and the Bay Area.
- 33% of households rent their homes, lower than the regional and Marin county rates. People of color are less likely to own their homes.



COST OF HOUSING AND AFFORDABILITY

- Median price for single family homes in 2020 was \$3,150,000
- Median price for condominiums and townhomes in 2020 was \$1,212,000
- Average rent for an apartment is \$4,618
- \$191,200 household income needed to afford average one bedroom apartment
- Houses and apartments only affordable to above moderate-income households at market rates
- Units affordable to lower income households must be subsidized

HOUSING NEEDS IN TIBURON

- More housing in Tiburon to accommodate fair share of regional household growth.
- More housing options to accommodate a growing senior population.
- More housing options to enable young adults and families to locate in Tiburon.
- More affordable housing to accommodate lower-income employees who work in Tiburon.
- More housing to encourage diversity.



REGIONAL HOUSING NEEDS ALLOCATION

2023-2031 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

- The State Department of Housing and Community Development (HCD) determines regional need
- ABAG develops RHNA for cities and counties
- State Law objectives for RHNA:
 - **Increase housing supply and mix of housing types**, with the goal of improving housing affordability and equity in all cities and counties within the region.
 - **Promote infill development and socioeconomic equity**; protect environmental and agricultural resources; encourage efficient development patterns; and achieve greenhouse gas reduction targets.
 - **Improve intra-regional jobs-to-housing relationship**, including the balance between low wage jobs and affordable housing units for low-wage workers in each jurisdiction.
 - **Balance disproportionate household income distributions** (more high-income allocation to lower-income areas, and vice-versa)
 - **Affirmatively further fair housing**

- Association of Bay Area Government, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021)

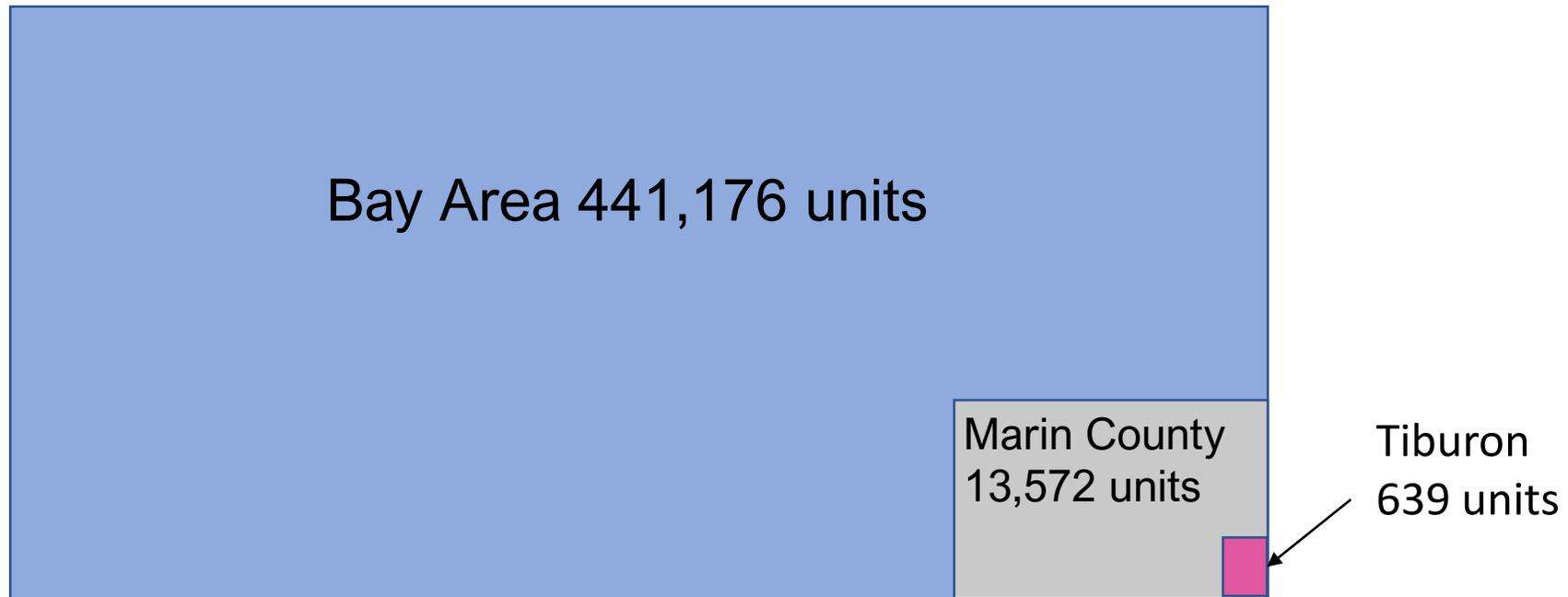
ACHIEVING SOCIAL EQUITY

“Affirmatively furthering fair housing, which means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”

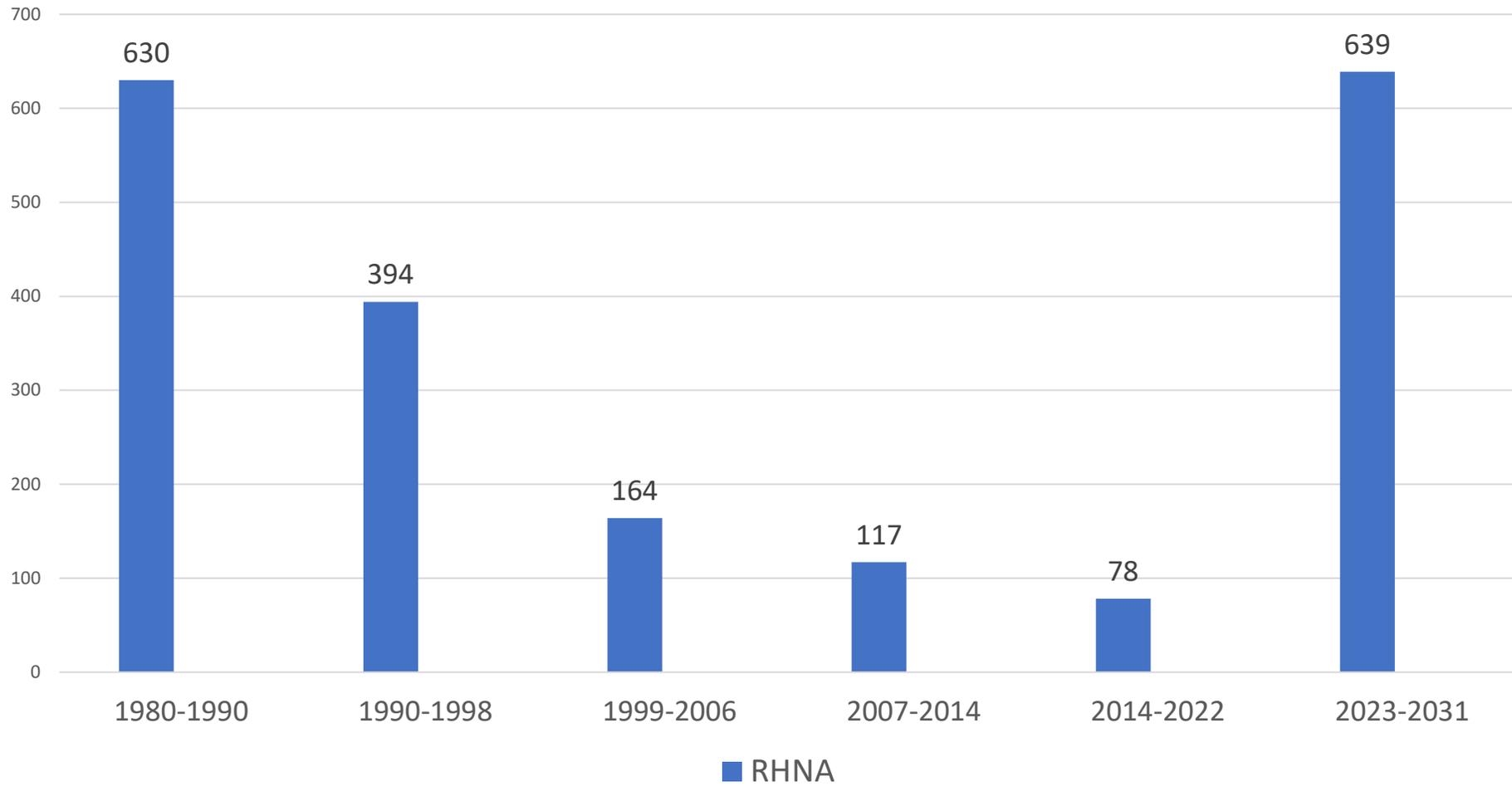
- California Government Code §65584(e)

2023-2031 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

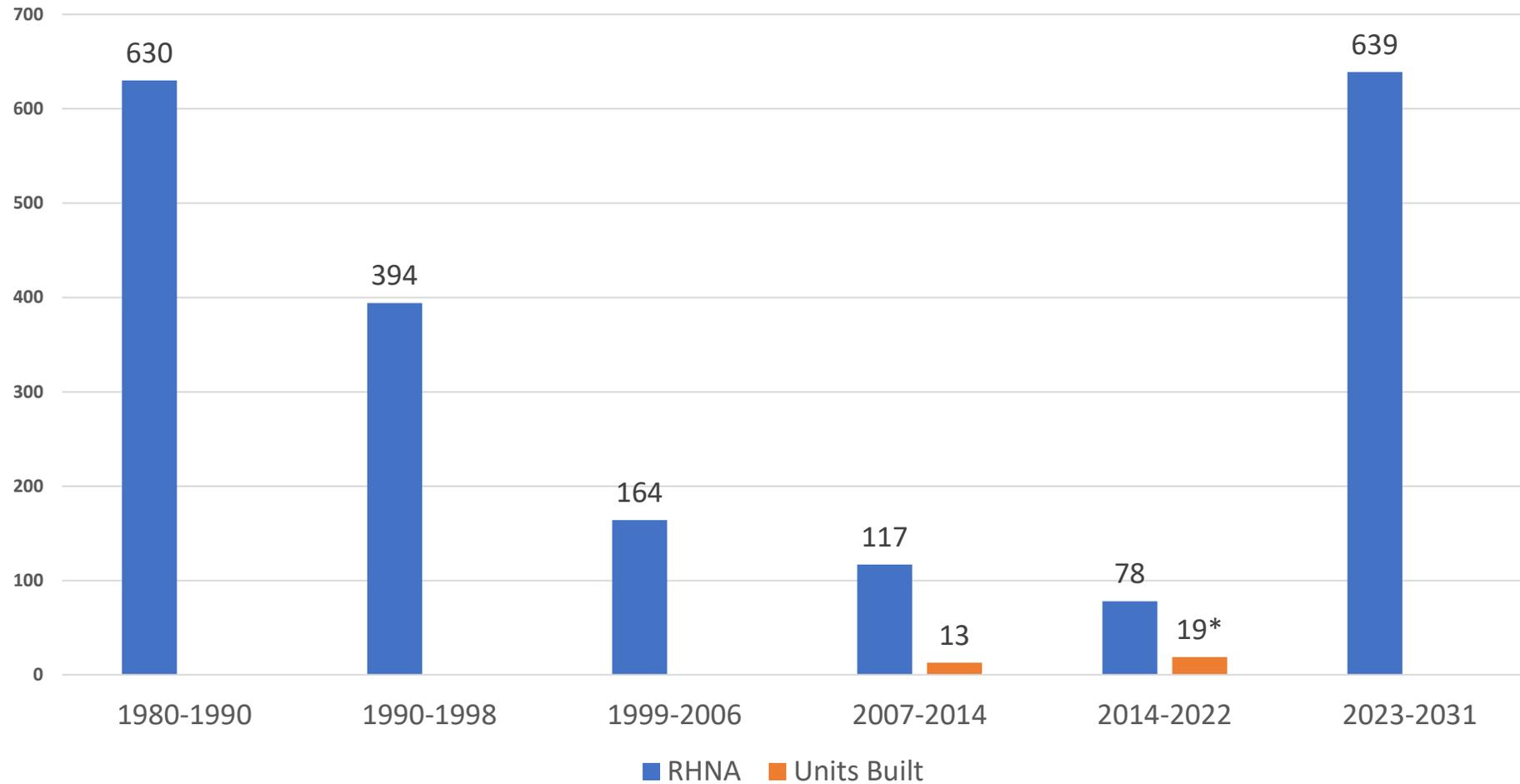
- Total regional need is more than double this cycle: 187,990 last cycle



HISTORICAL REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)



HISTORICAL REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)



** Through 2019*

INCOME CATEGORIES FOR MARIN COUNTY AND TIBURON

| Category | Definition | 2-person Household | 4-person Household |
|-----------------------|---------------------|--------------------|--------------------|
| Very Low Income | Up to 50% of Median | Up to \$73,100 | Up to \$91,350 |
| Low Income | 50-80% of Median | Up to \$117,100 | Up to \$146,350 |
| Median Income | | \$119,700 | \$149,600 |
| Moderate Income | 80-120% of Median | Up to \$143,600 | Up to \$179,500 |
| Above Moderate Income | Over 120% of Median | Over \$143,600 | Over \$179,500 |

California Department of Housing and Community Development, 2021 State Income Limits

2023-2031 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

| Income Category | Units |
|-----------------|------------|
| Very Low | 193 |
| Low | 110 |
| Moderate | 93 |
| Above Moderate | 243 |
| TOTAL | 639 |

RHNA ALLOCATION

- Baseline Allocation distributed to each jurisdiction according to Plan Bay Area 2050 growth projections
 - Tiburon's baseline allocation is high due to the ferry dock being classified by state law as a ferry terminal and a "Transit-Rich Area" and Tiburon being classified as a High Resource Area
- Baseline allocation is further modified by three factors related to access to high opportunity Areas and Job Proximity via automobiles and transit.
 - Tiburon's RHNA allocation is higher due to Tiburon being classified as a High Resource Area.

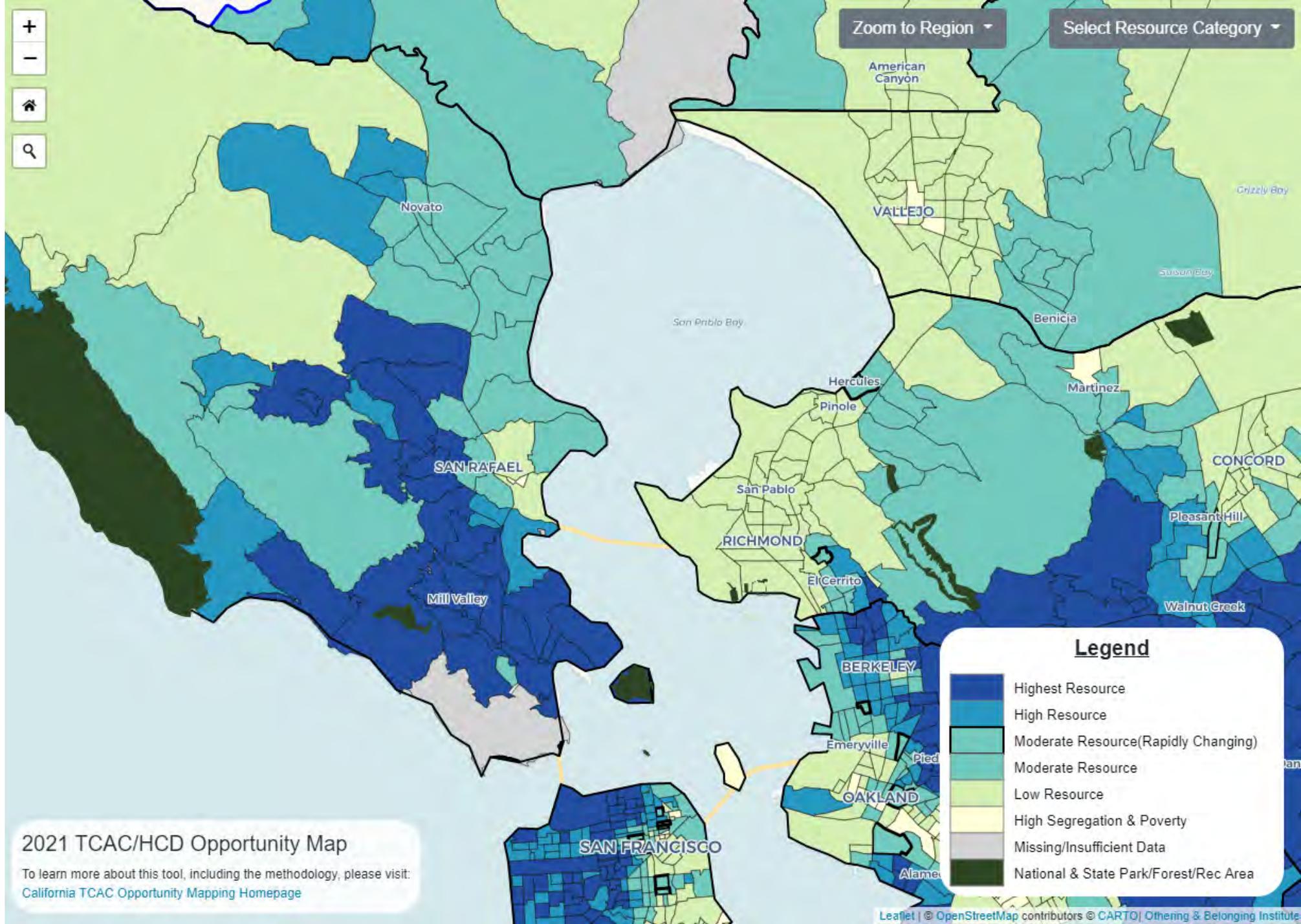


- Tiburon is a Highest Resource Area

- High performing schools
- Less exposure to environmental and health hazards
- Higher employment
- Higher percentage of adults with a bachelor's degree
- Lower poverty rates

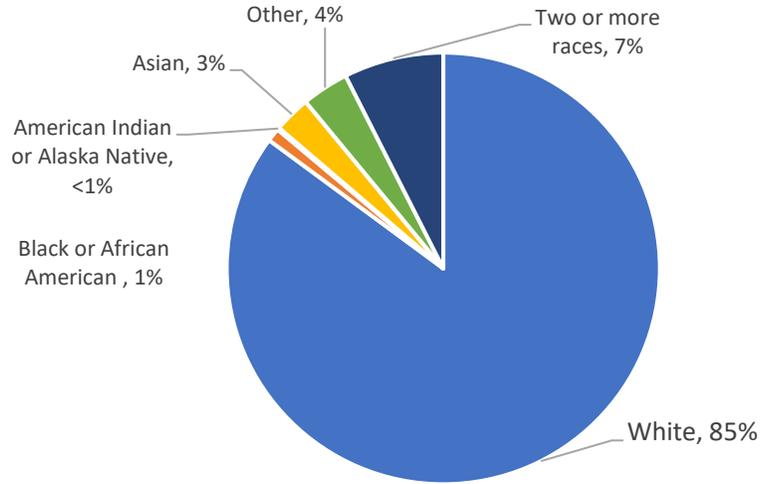
- “The Opportunity Map stems from HCD’s policy goals to avoid further segregation and concentration of poverty and to encourage access to opportunity through affordable housing programs.”

- ABAG, RHNA Plan

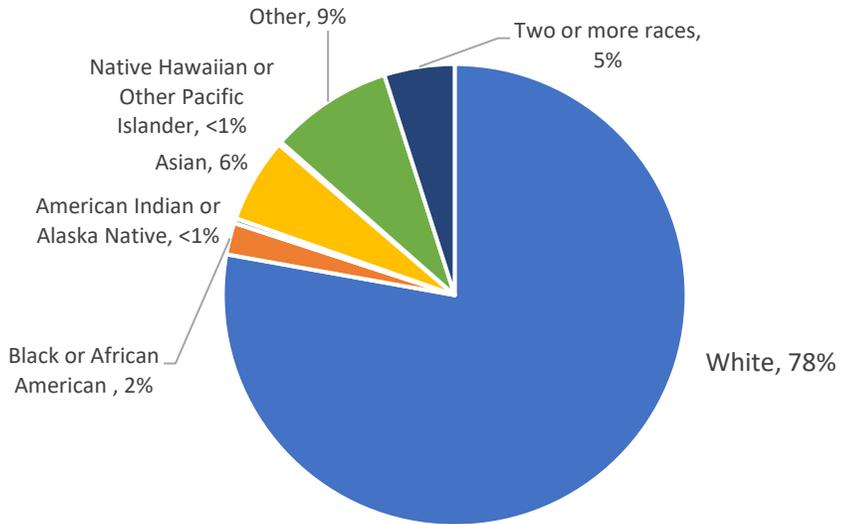


RACE AND ETHNICITY

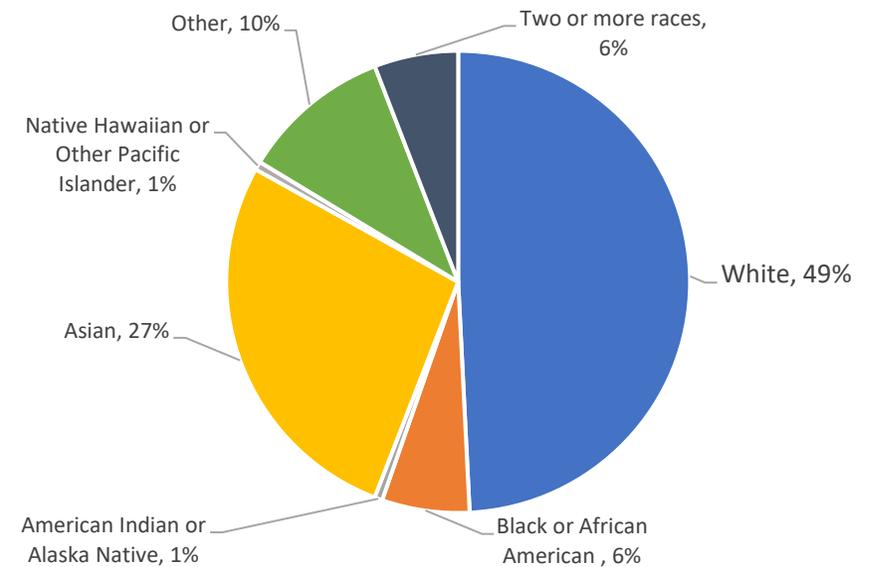
TIBURON



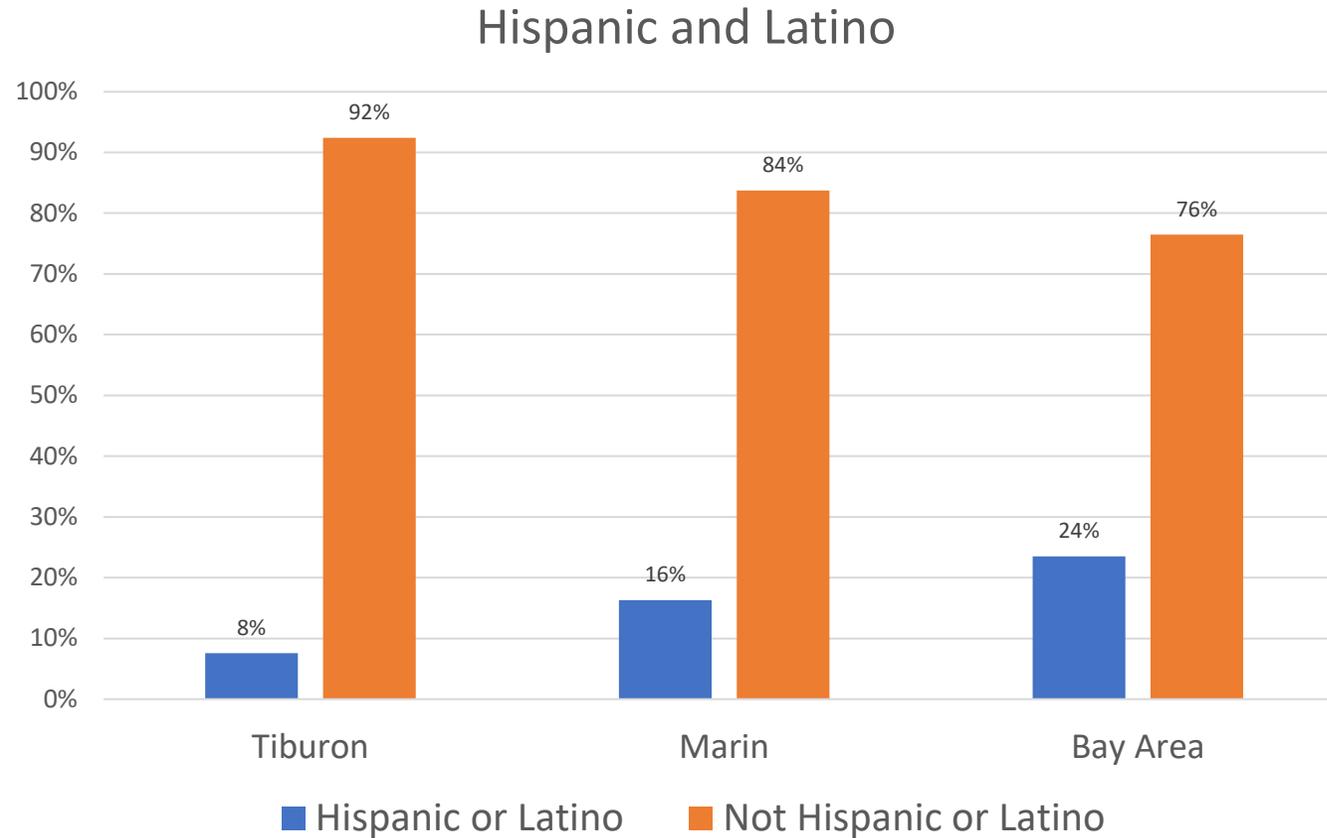
MARIN COUNTY



BAY AREA



RACE AND ETHNICITY

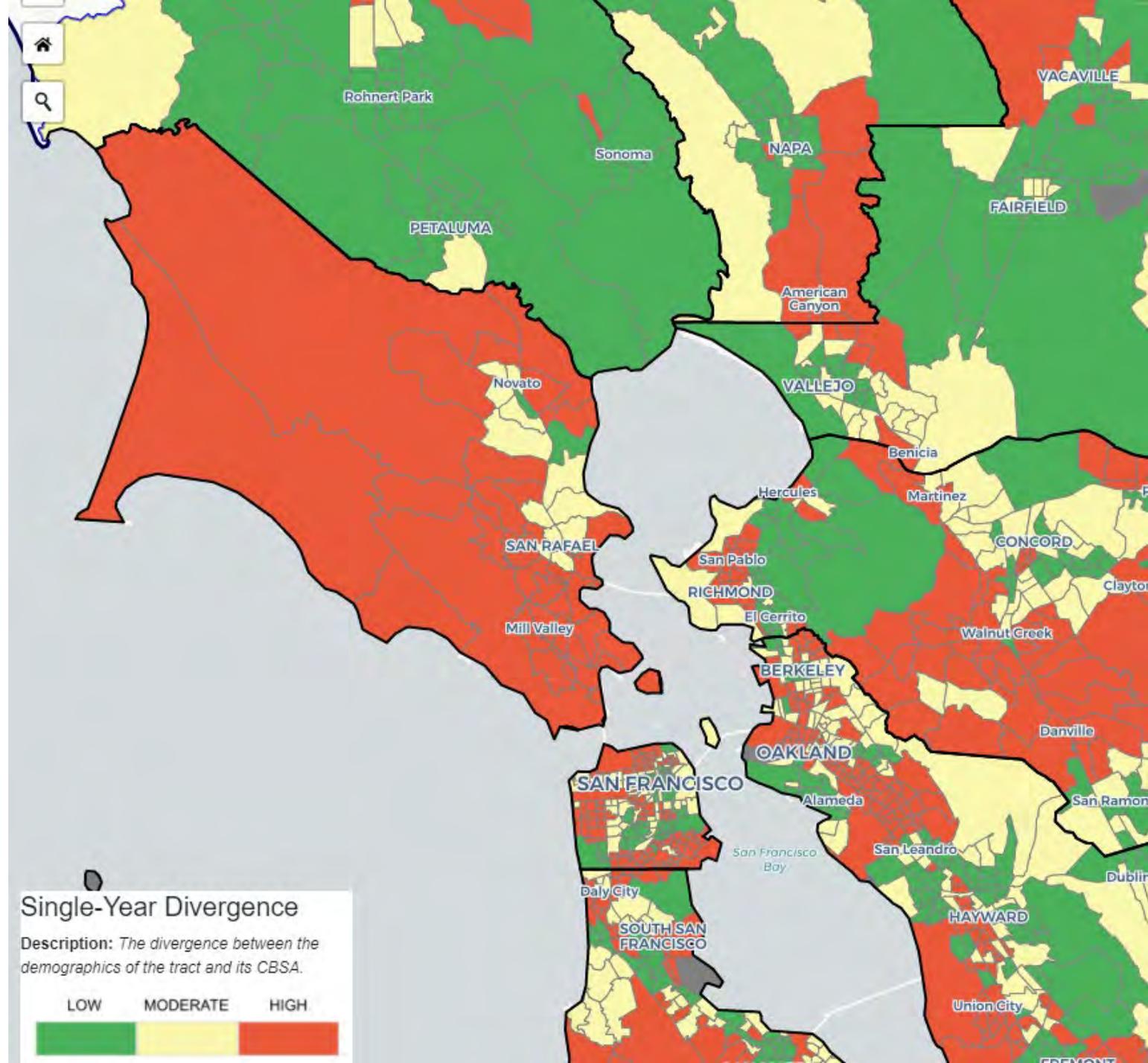


RHNA ALLOCATION METHODOLOGY

- Six of the top ten segregated towns/cities in the Bay Area are in Marin; Tiburon ranks 13th
- “Racial segregation is a principal mechanism that isolates too many people of color, especially children, from life-enhancing resources, and is a critical determinant of racial inequality in areas such as educational performance and attainment, health outcomes, and upward economic mobility. Segregation is not just a separation of particular groups of people from each other, but from opportunity and resources. As such, segregation is the root cause of racial inequality in the United States.”

Othering & Belonging Institute, UC Berkeley

- ABAG’s allocation methodology seeks to reduce residential segregation.



AVAILABLE SITES FOR HOUSING

2023-2031 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)



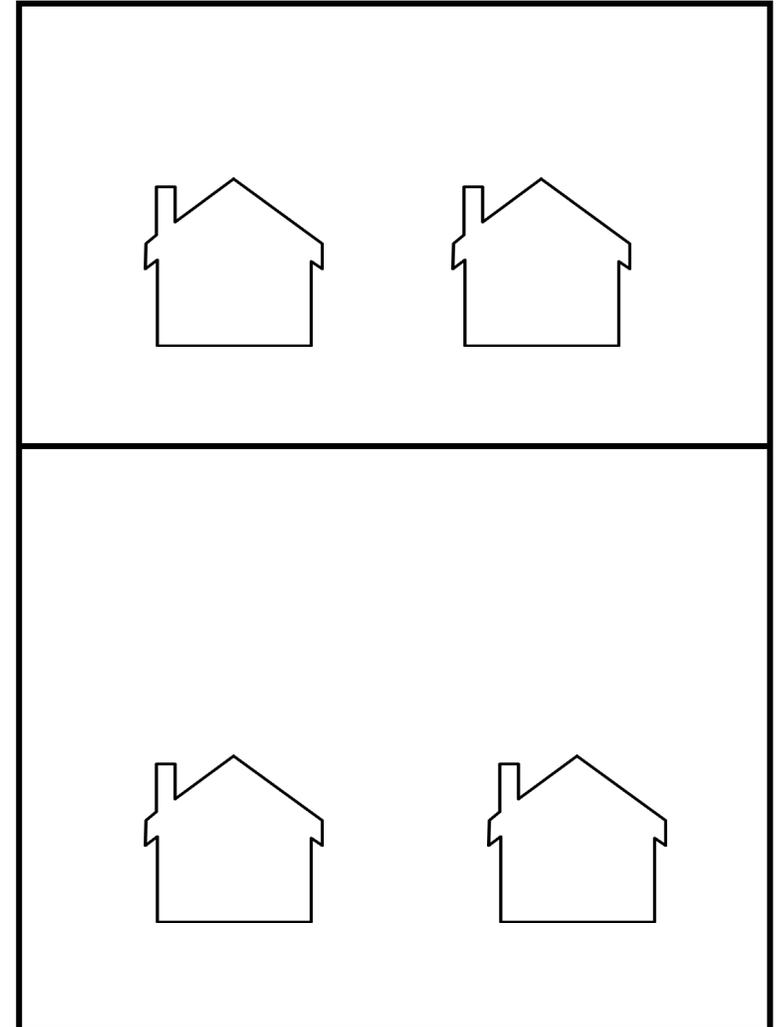
| Income Category | Units |
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| TOTAL | 639 |

POTENTIAL SITES FOR ABOVE MODERATE-INCOME HOUSING

| Above Moderate | Unit Capacity |
|--|---------------|
| Vacant Single and Two-Family Parcels (approx.) | 180 |
| SB 9 Potential for Developed Single Family Parcels (approx.) | 420 |
| Accessory Dwelling Units (approx.) | 24 |
| TOTAL | 624 |
| RHNA | 243 |
| POTENTIAL EXCESS | 381 |

POTENTIAL SB 9 UNITS FOR ABOVE MODERATE-INCOME HOUSING

- SB 9 allows single family parcels greater than 2,400 square feet to be split into two lots that meet a minimum 40%/60% split.
- Allows each lot to be developed with 2 residential units.
- Must provide 4-foot side and rear setback and allow minimum 800 square foot homes.
- Exceptions are parcels located in an historic district and single-family homes that contain an accessory dwelling unit, have been rented within the past 3 years, or are designated an historic property. Cannot demolish or alter deed-restricted affordable housing or housing subject to rent control.
- Town may deny if Building Official determines there is a specific, adverse impact upon public health and safety or the physical environment that cannot be mitigated.
- Effective January 1, 2022.
- The analysis includes only parcels greater than 2,400 square feet that have at least 4,000 square feet of developable land area and are not currently rented.
- Net new unit factor is 0.20 of developable parcels in Marin = number of parcels that are economically feasible to develop
(Turner Center for Housing Innovation, UC Berkeley)



2023-2031 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

| Income Category | Units |
|-----------------|------------|
| Very Low | 193 |
| Low | 110 |
| Moderate | 93 |
| Above Moderate | 243 ✓ |
| TOTAL | 639 |

- State law says any parcel zoned to allow at least 20 units per acre in a suburban jurisdiction like Tiburon is assumed to provide housing affordable to low and very low-income households.
- Due to high housing prices and rents in Tiburon, we assume the same condition for housing affordable to moderate-income households.

AFFORDABLE HOUSING OVERLAY (AHO)



| No. | AMENDMENT | D |
|-----|---------------|------|
| 1 | Add AHO zones | 04. |
| 2 | Prezoning | 07.0 |
| 3 | Title Block | 04. |
| 4 | Rezone | 12.0 |

EXISTING SITES FOR VERY LOW, LOW AND MODERATE-INCOME HOUSING

| Multifamily and Mixed Use | | Zoning | Lot Size | Potential Units with AHO |
|---------------------------|--------------------------------|---------|-----------|--------------------------|
| 1535 Tiburon Blvd. | Chase Bank | NC/AHO | 0.72 acre | 15 |
| 1555 Tiburon Blvd.* | Parking lot | NC/AHO | 0.86 acre | 18 |
| 1599 Tiburon Blvd | CVS | NC/AHO | 1.66 acre | 34 |
| 1601 Tiburon Blvd | Bank of America | NC/AHO | 0.57 acre | 12 |
| 4 Beach Rd.* | Parking lot | NC/AHO | 1.07 acre | 22 |
| 1600 Tiburon Blvd.* | Shark's Deli | NC/AHO | 0.40 acre | 8 |
| 1 Blackfield Dr* | Cove Shopping Center (portion) | NC/AHO | 0.95 acre | 12 |
| 1199 Tiburon Blvd | Reed School (portion) | RMP/AHO | 2.88 acre | 72 |
| TOTAL | | | | 201 |

MEETING RHNA

| Income Category | RHNA | Units Accommodated on Available Sites | Units Needed to be Accommodated |
|-----------------|------------|---------------------------------------|---------------------------------|
| Very Low | 193 | 201 | 195 |
| Low | 110 | | |
| Moderate | 93 | | |
| Above Moderate | 243 | 243 | 0 |
| TOTAL | 639 | 444 | 195 |

POTENTIAL SITES FOR HOUSING: DOWNTOWN

DOWNTOWN ACTIVATION OPPORTUNITIES



MIXED USE



MAIN STREET REDESIGN



PUBLIC SPACE TRANSFORMATION



BUILDINGS THAT ACTIVATE



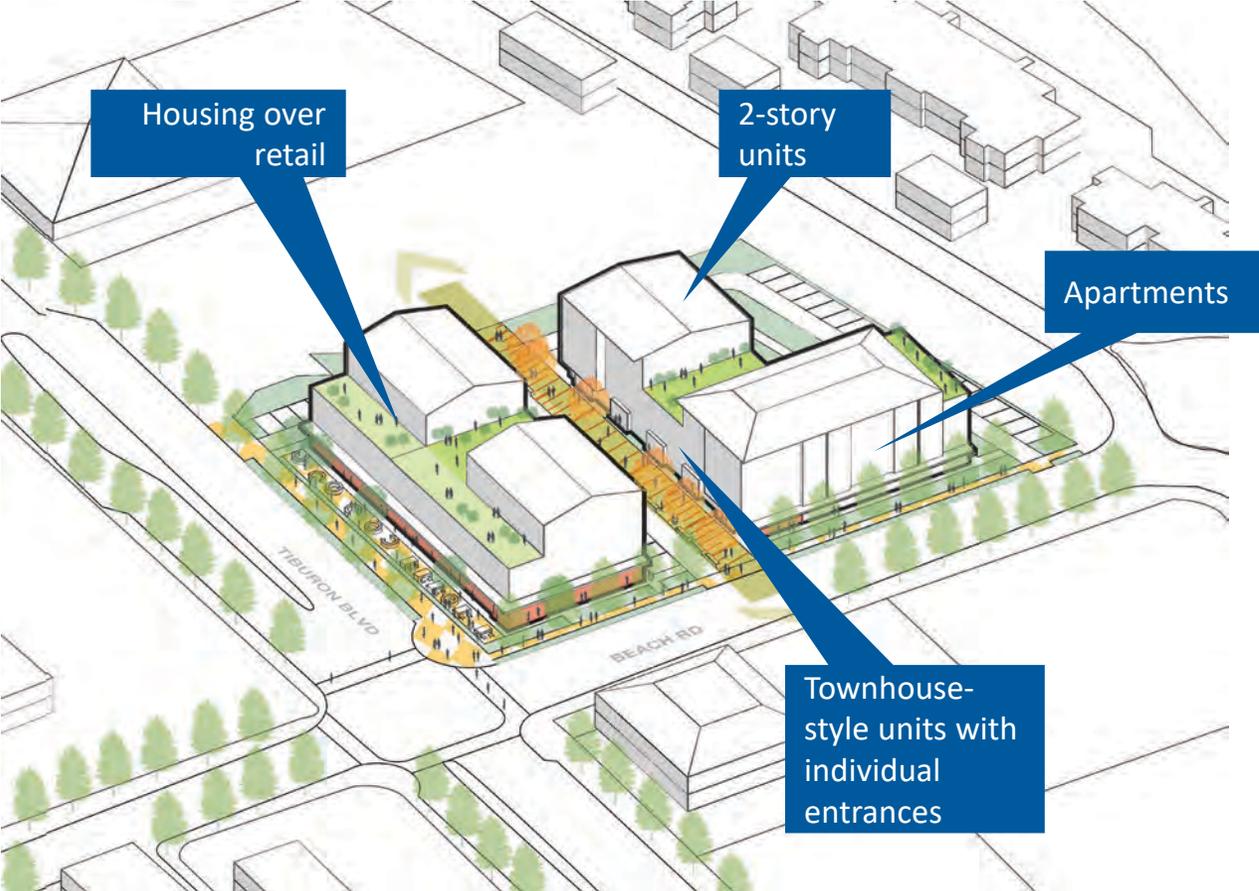
TIBURON BLVD REDESIGN



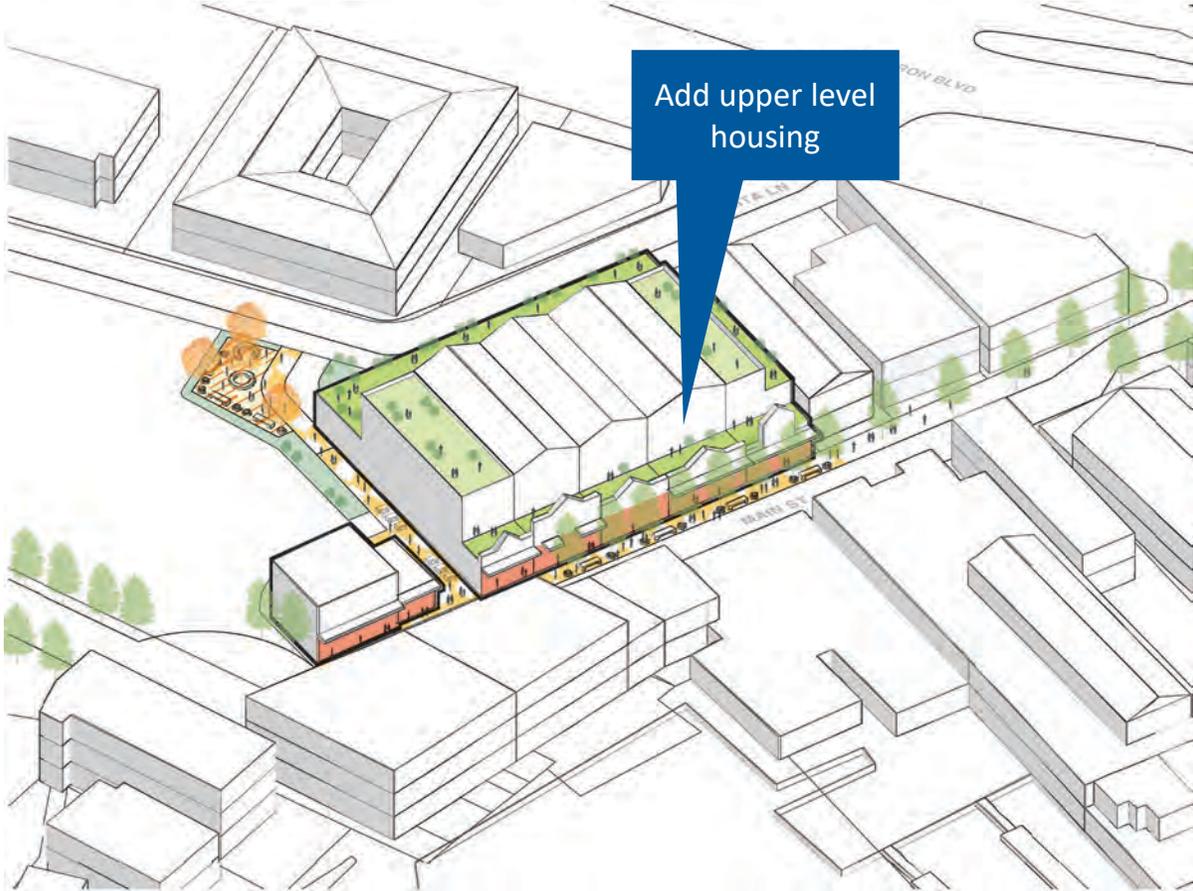
AMENITIES + PROGRAMMING

DEVELOPMENT OPPORTUNITIES

HOUSING



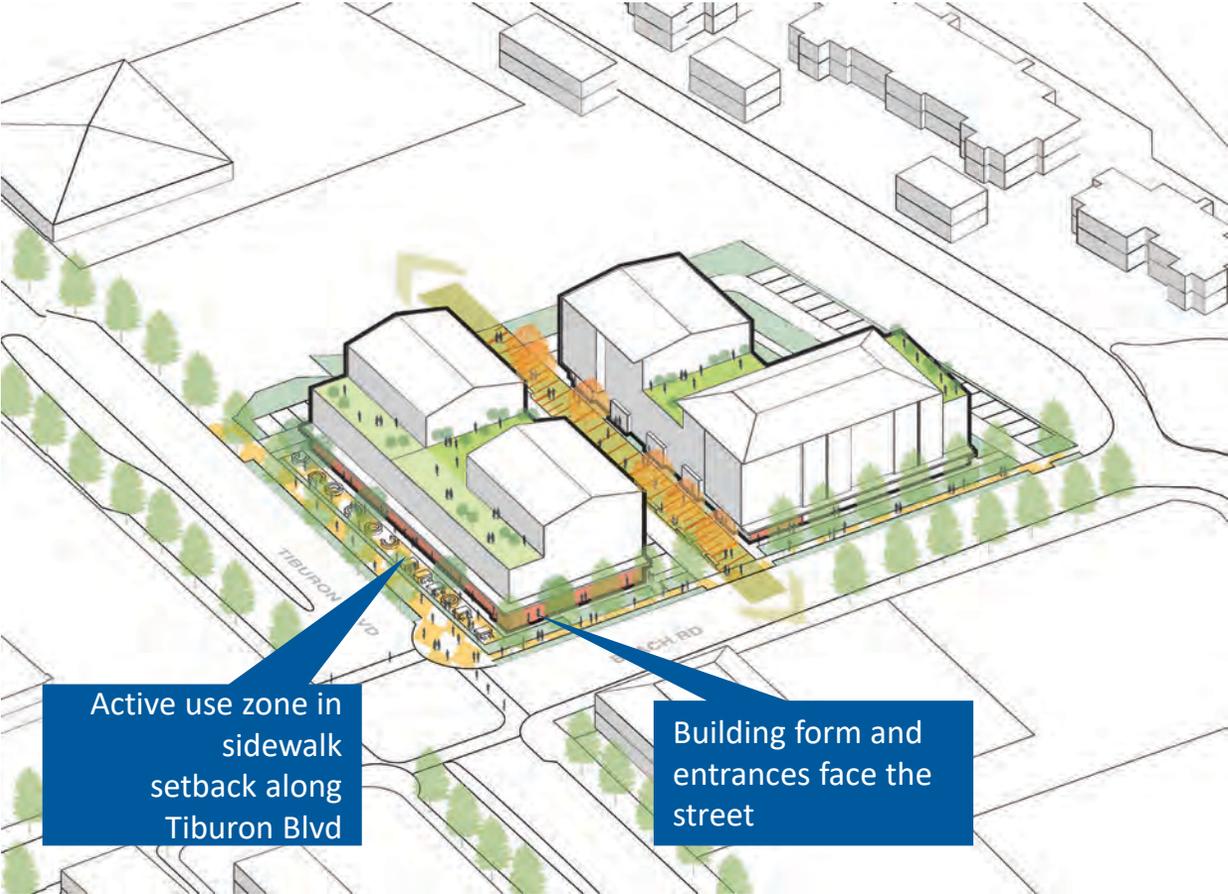
Tiburon Blvd Site Concept



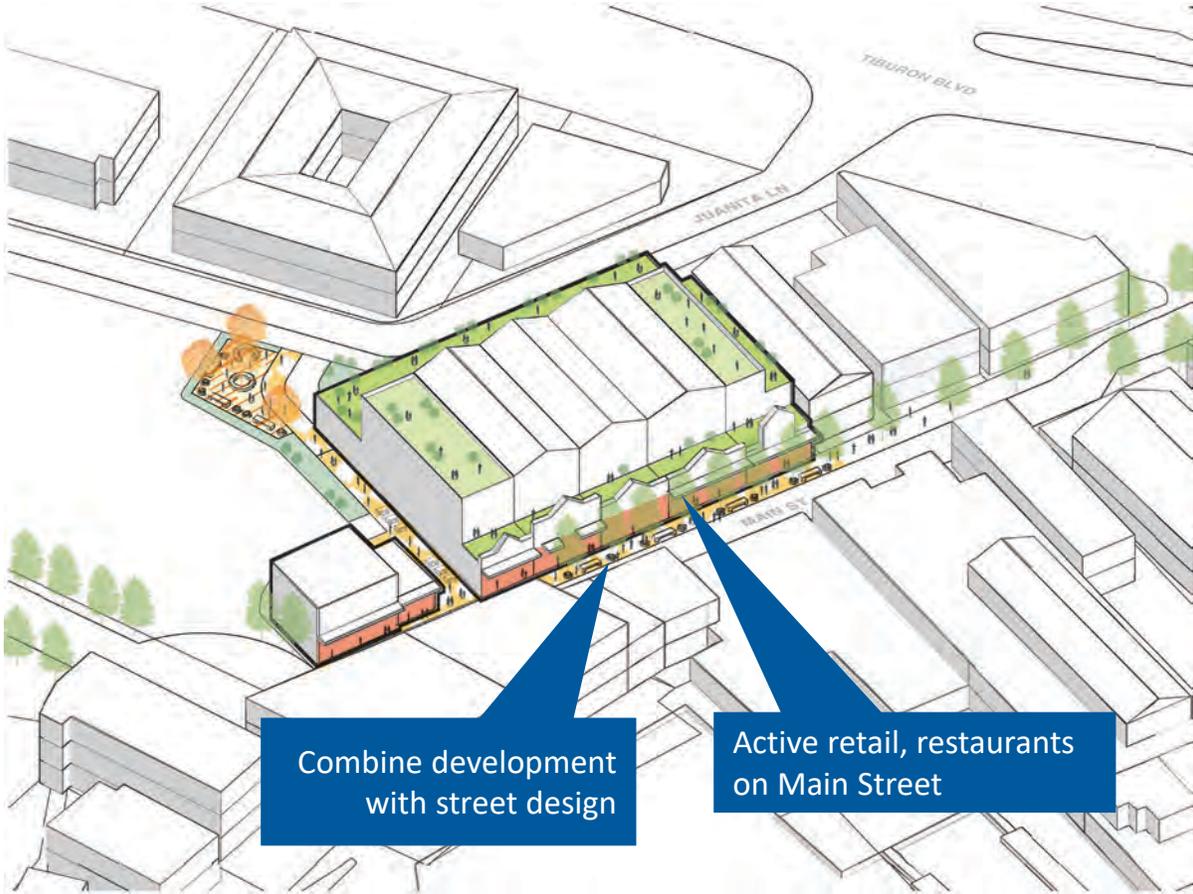
Main Street Site Concept

DEVELOPMENT OPPORTUNITIES

HUMAN SCALE AT STREET LEVEL



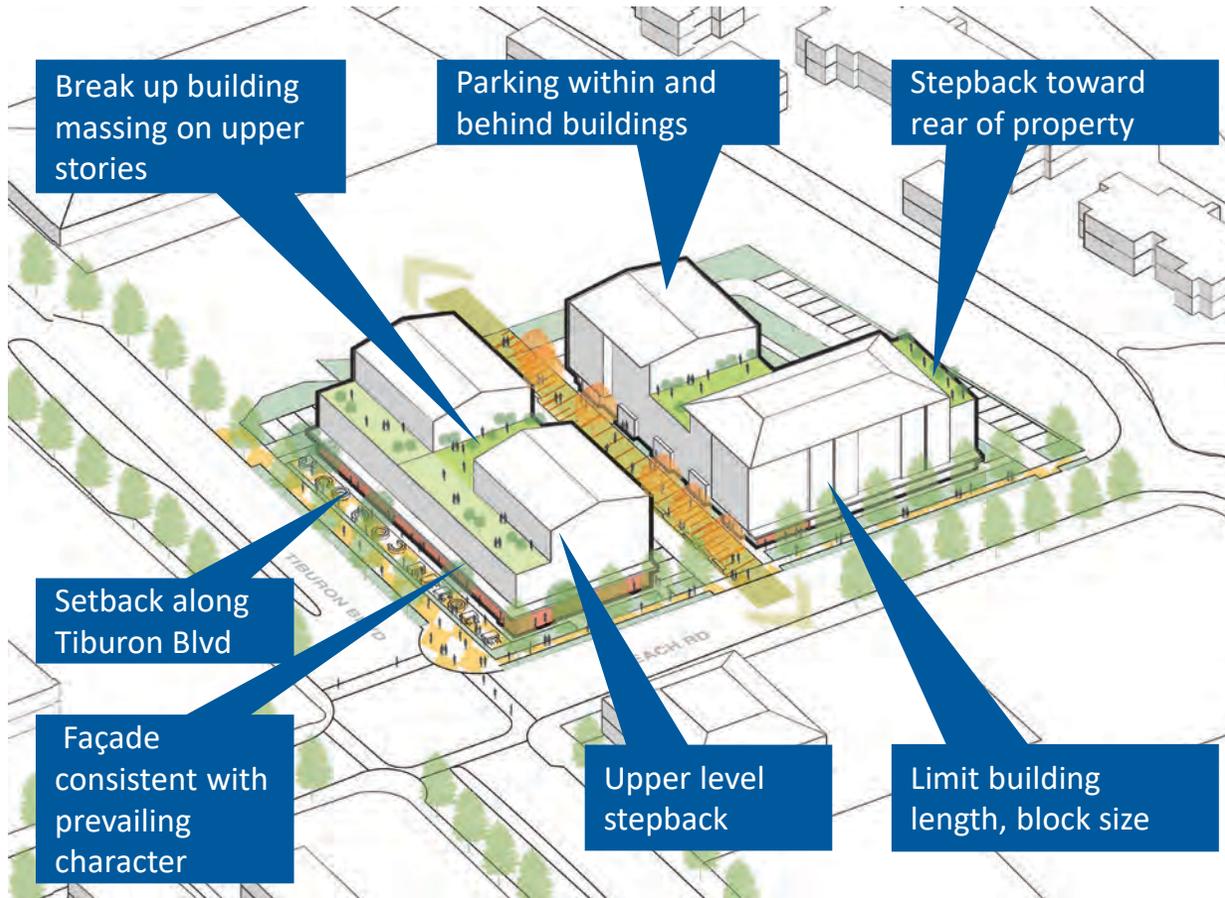
Tiburon Blvd Site Concept



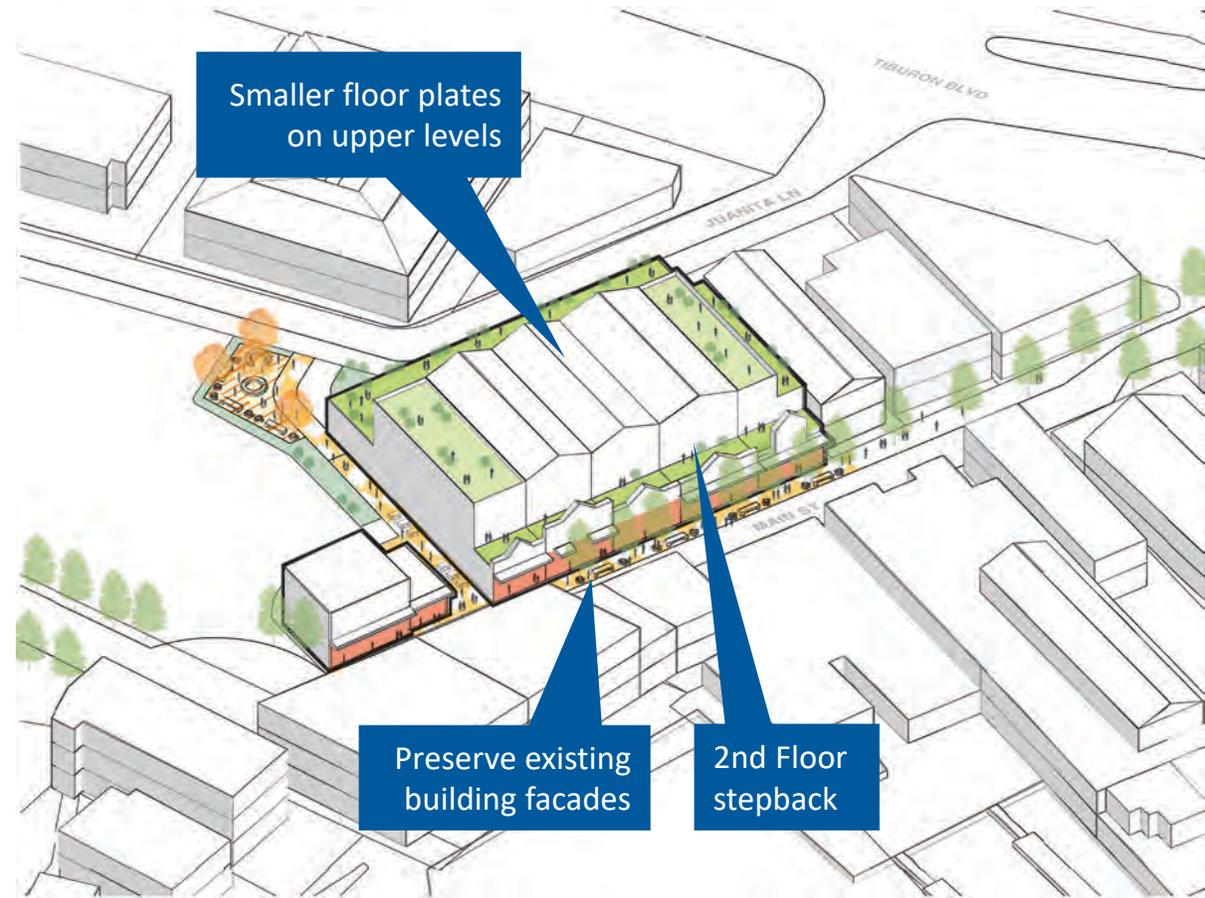
Main Street Site Concept

DEVELOPMENT OPPORTUNITIES

BUILDING FORM THAT SUPPORTS CHARACTER



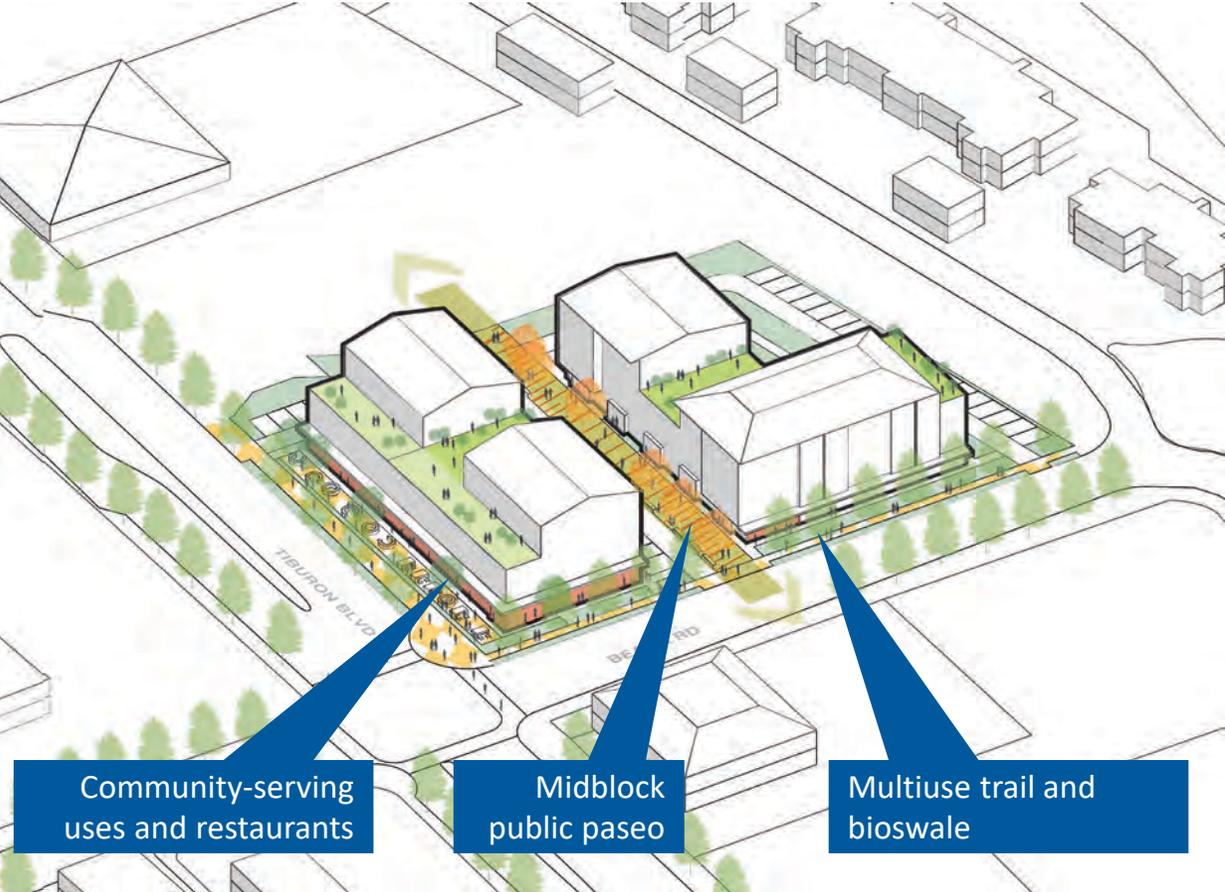
Tiburon Blvd Site Concept



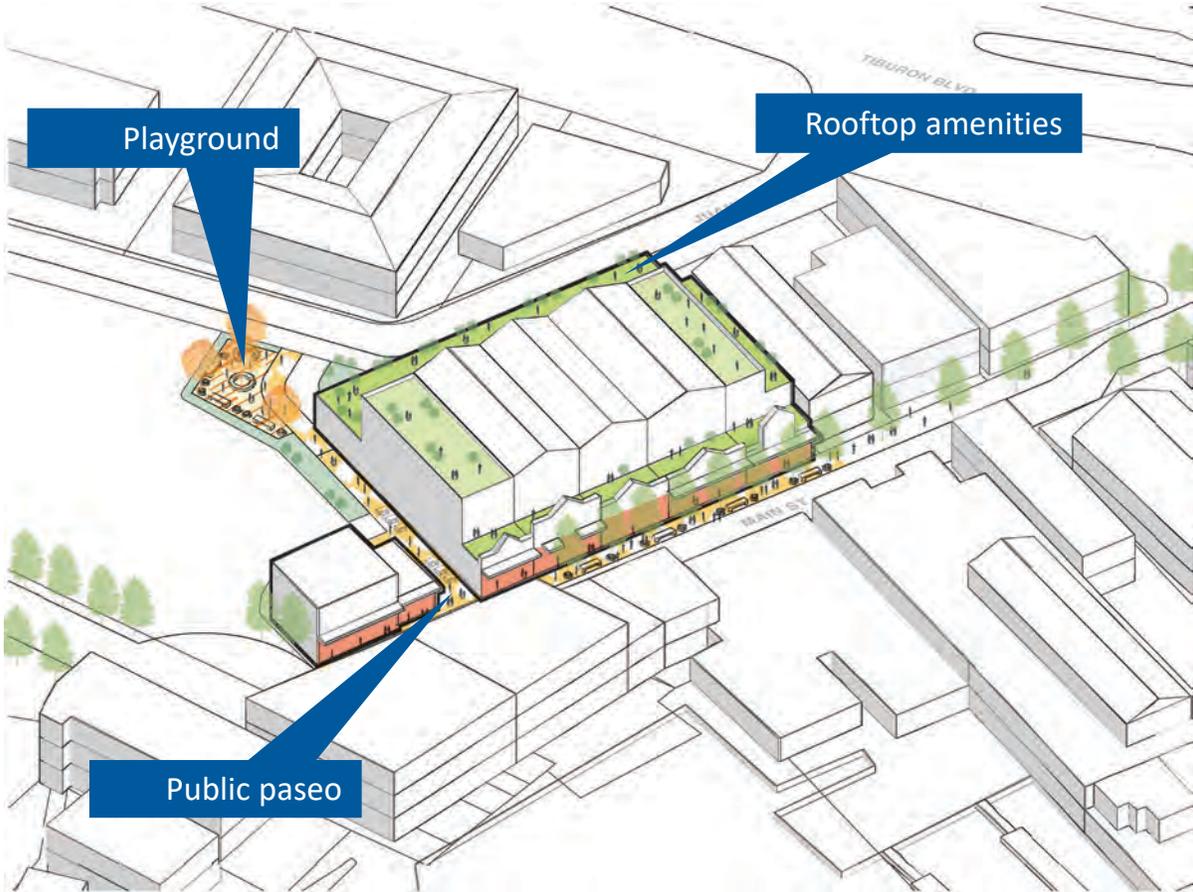
Main Street Site Concept

DEVELOPMENT OPPORTUNITIES 4

AMENITIES FOR THE COMMUNITY

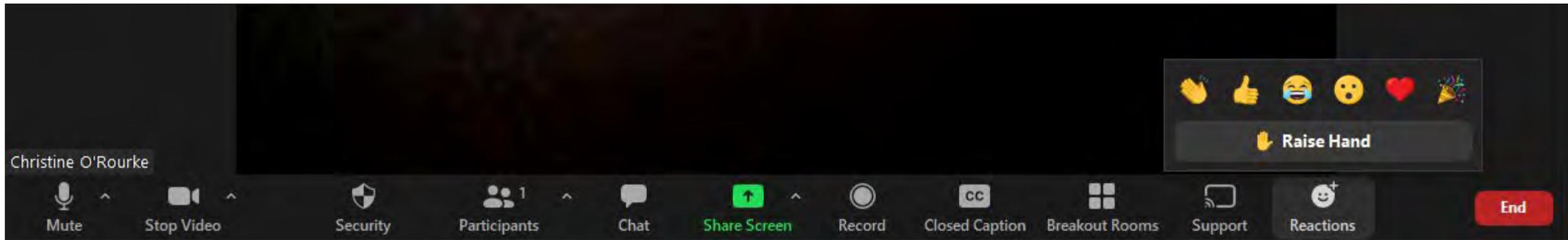


Tiburon Blvd Site Concept



Main Street Site Concept

Q & A



Type Your Question

Raise Your Hand

SMALL GROUP DISCUSSION

- Are there any specific groups of people who are most in need of housing in Tiburon?
- What type of housing is most needed or is in short supply in Tiburon?
- Where should new housing go?
- Are there other strategies we should consider to accommodate our housing need?
- How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

NEXT STEPS

Housing Element

- Survey will be posted on [CreateTiburon2040.org](https://www.createtiburon2040.org)
- Workshop presentation and video will be posted
- Submit questions on Contact Us page
- Second workshop to discuss specific housing sites and strategies will be held in January

General Plan Update

- Check the website often for workshop registration, new surveys, draft documents
- Sign up for the mailing list at [CreateTiburon2040.org](https://www.createtiburon2040.org)

