



Housing Opportunity Sites and Rezoning Proposal

Town Council
April 20, 2022

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.



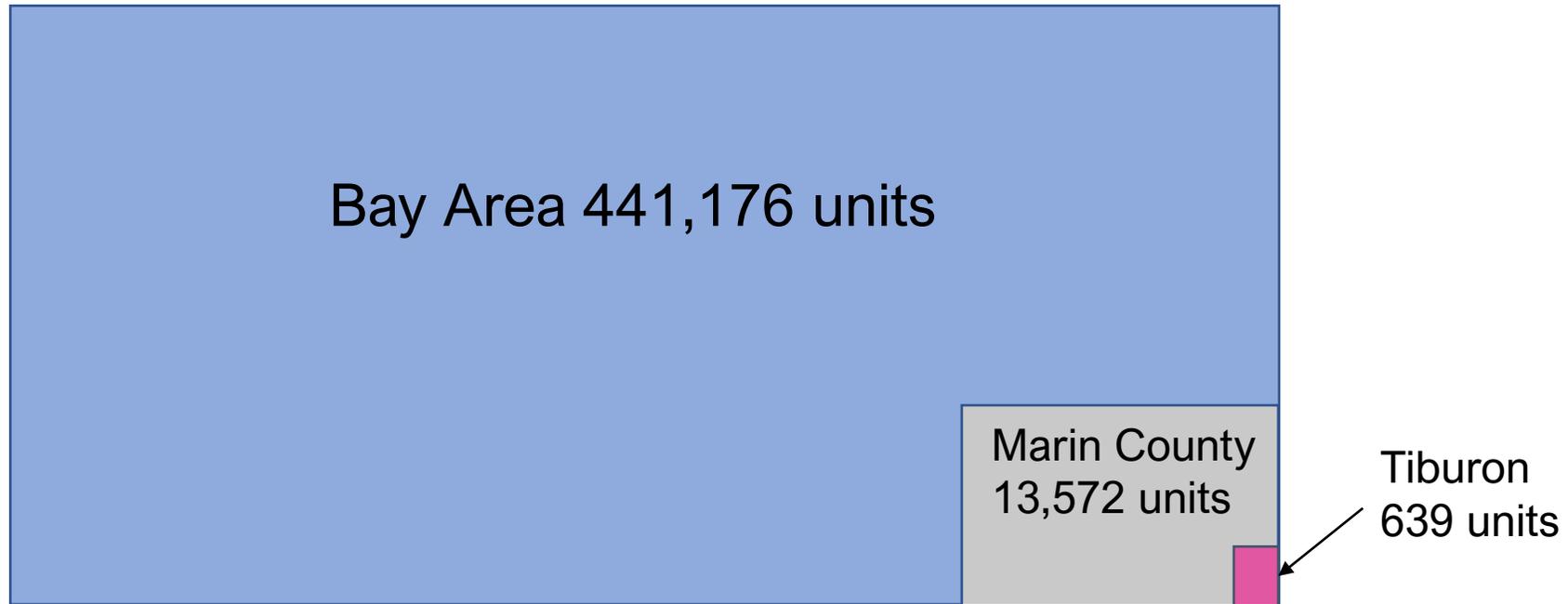
2023-2031 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

- 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**

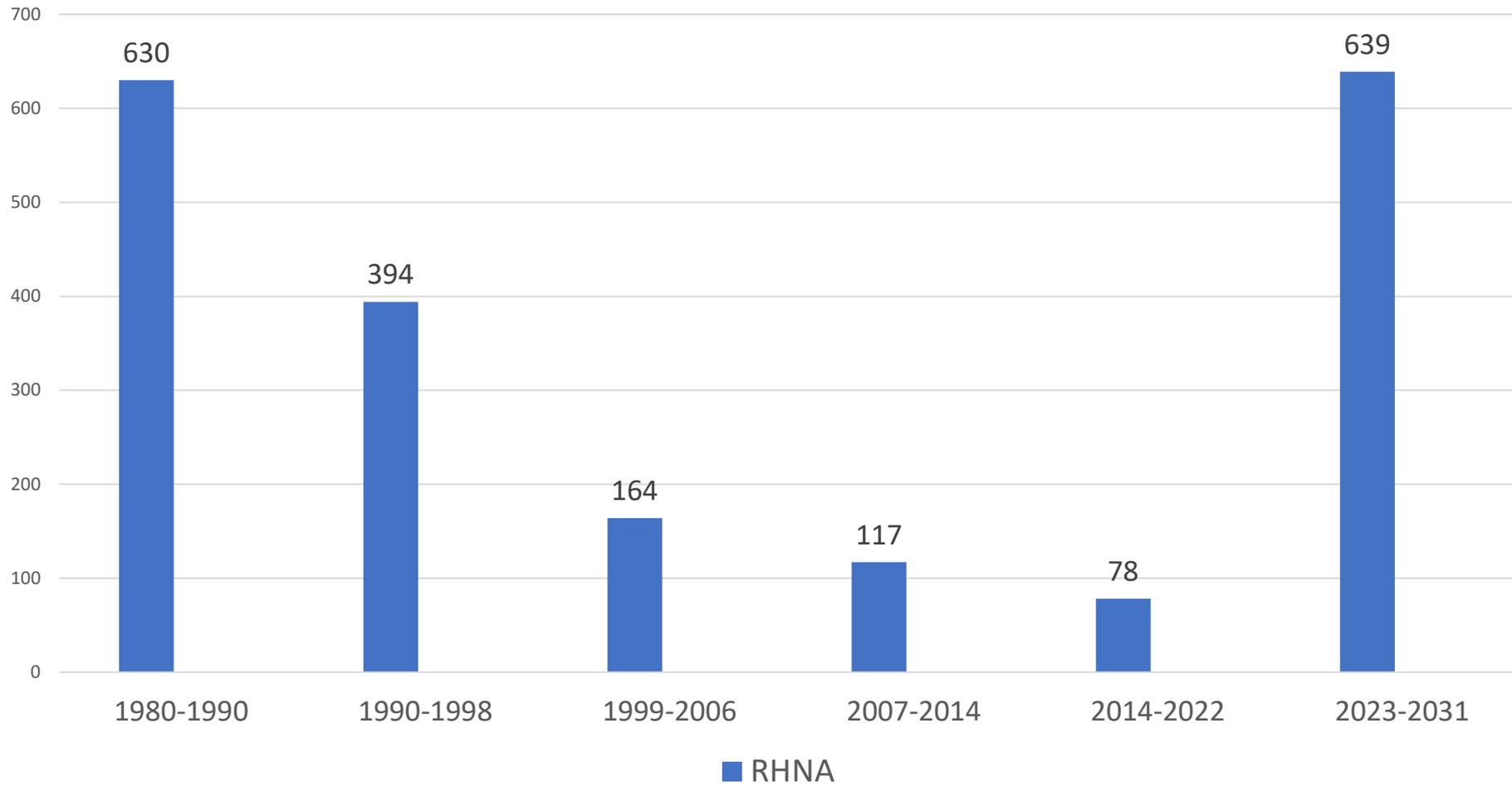
- Association of Bay Area Government, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021)

2023-2031 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

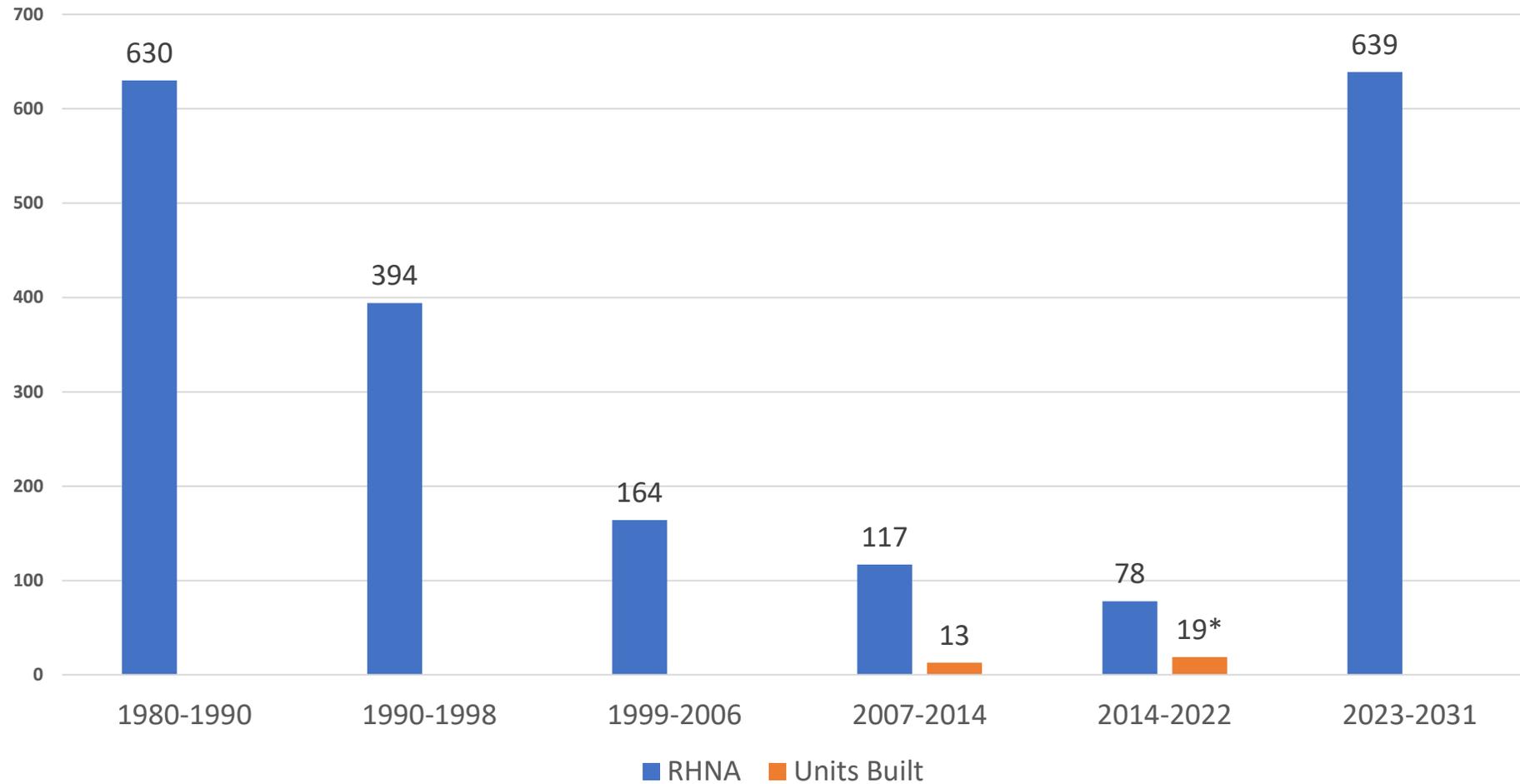
- Total regional need is more than double this cycle: 187,990 last cycle



HISTORICAL REGIONAL HOUSING NEEDS ALLOCATION (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

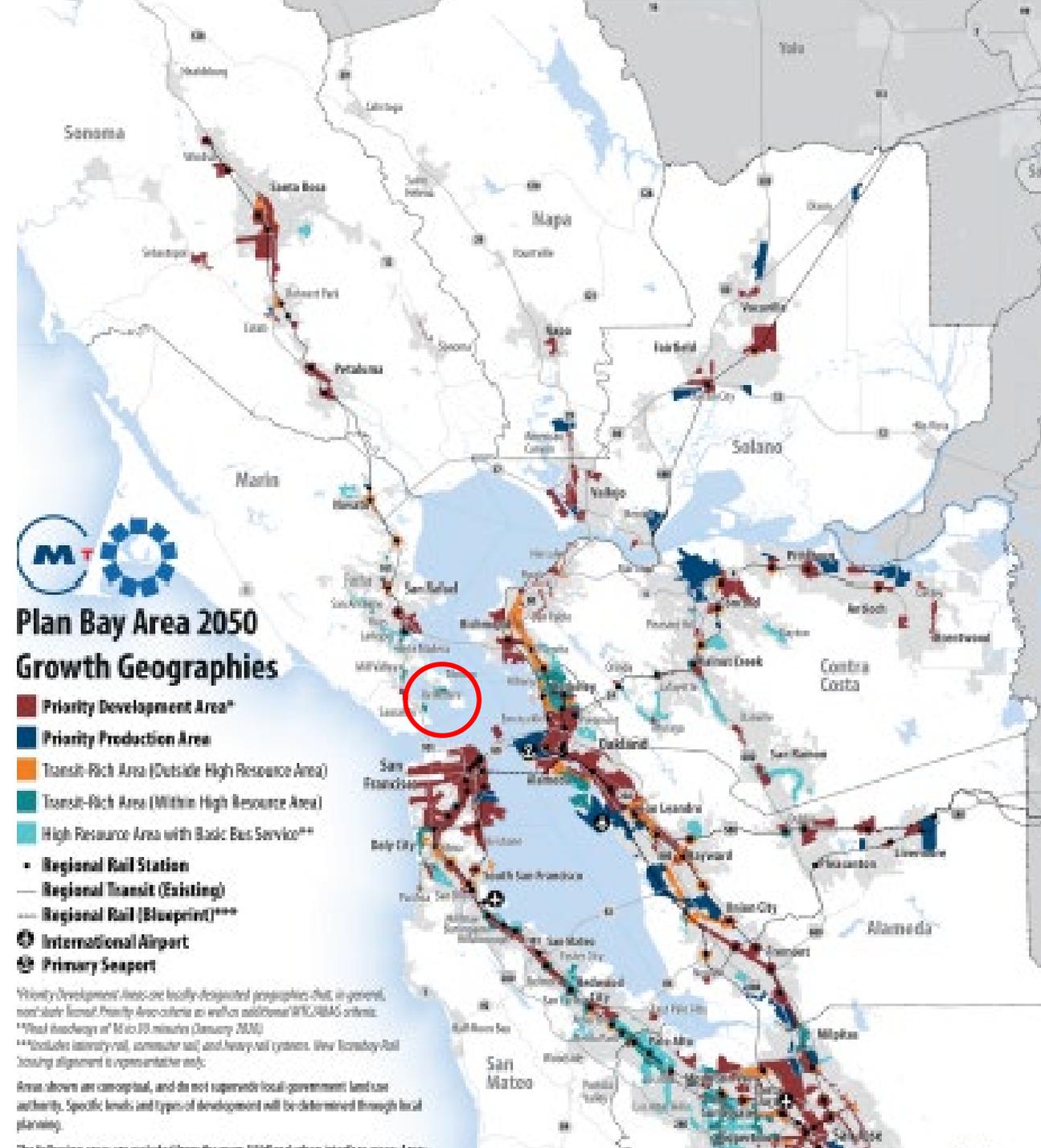
California Department of Housing and Community Development, 2021 State Income Limits

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.

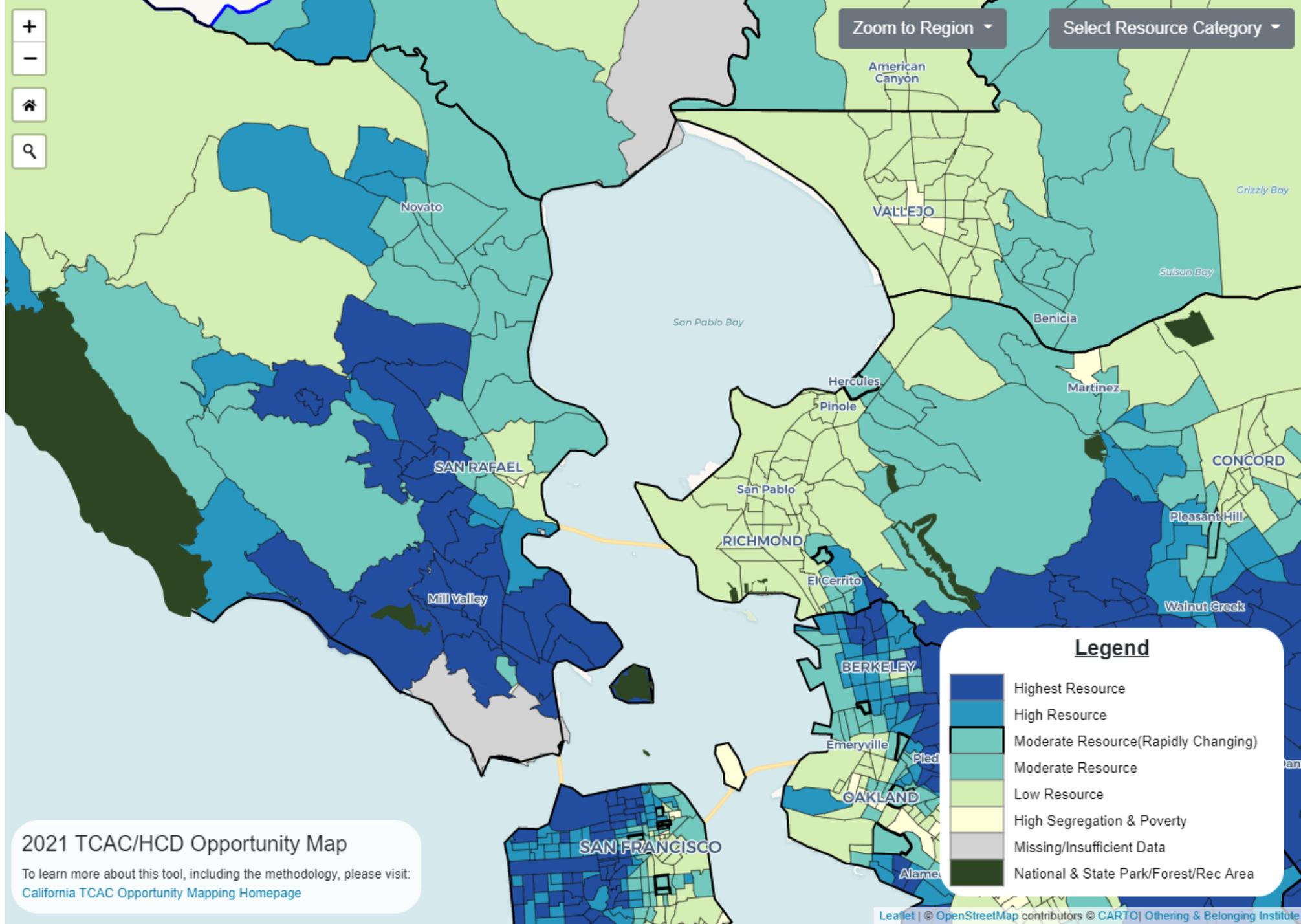


- Tiburon is a Highest Resource Area

- 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



HOUSING ELEMENT OUTREACH AND FEEDBACK

- First workshop held November 9, 2021
 - Regional Housing Needs Allocation (RHNA) and methodology
 - Housing needs
 - Potential sites and housing strategies
- Second workshop held February 22, 2022
 - State law and HCD guidelines for sites
 - Site identification and rezoning proposal
- Workshop summaries and Q&A posted on [CreateTiburon2040.org](https://www.CreateTiburon2040.org)
- Surveys posted on website
 - 67 responses for first workshop survey
 - 238 responses for second workshop survey

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 workforce housing
- More affordable housing
- More housing to encourage diversity



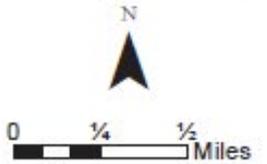
TRAFFIC IMPACTS TO TIBURON BOULEVARD

- Transportation and mobility were discussed at the March 22nd Workshop
- Traffic impacts will be analyzed as part of the Environmental Impact Report
- Traffic issues primarily related to school traffic
 - Remove barriers to walking and biking
 - Multifamily units will most likely appeal to smaller households, including seniors and young adults, rather than families with school-age children
- Affordable and workforce housing should enable people to live closer to where they work
- Development oriented to public transportation



LEGEND

-  Park and Ride
-  Ferry Station
-  Ferry Route
-   Marin Transit
-   Local Routes
-  Marin Transit Community Shuttle
-  West Marin Stagecoach
-  Schools
-  Parks and Open Spaces
-  Housing Opportunity Site



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

WATER AVAILABILITY

- New development will use less water
- MMWD is required to analyze water demand and plan for adequate resources
- Town requires confirmation of available water service before issuing a building permit
- MMWD could stop approving new water connections if necessary



SCHOOL CAPACITY

- Reed Union School District (RUSD) student enrollment has been stable/declining
- CA Dept of Finance projects countywide K-8 population will decline
- New multifamily development unlikely to significantly contribute to school-age population
- RUSD currently preparing a Master Facilities Plan

RUSD STUDENT ENROLLMENT

2018-2019	2019-2020	2020-2021
1,362	1,320	1,116



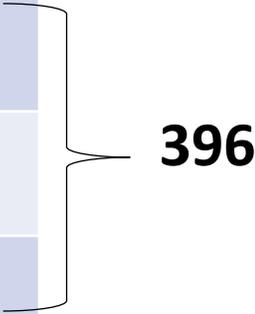
HOUSING SITES

POTENTIAL SITES FOR ABOVE MODERATE-INCOME HOUSING

Above Moderate	Unit Capacity
Vacant Single and Two-Family Parcels (approx.)	75
SB 9 Potential on Single Family Parcels (approx.)	105
SB 9 Potential for Developed Single Family Parcels (approx.)	unknown
Accessory Dwelling Units (approx.) (10% of 30 units)	3
TOTAL	183
RHNA	243

REMAINING RHNA

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



396

SITES TO ACCOMMODATE LOWER INCOME NEED

- At least 20 units/per acre. Example: 2-3 story multifamily building
- At least ½ acre
- Vacant preferred
- If non-vacant sites are used to accommodate 50% or more of RHNA for lower income need, then the Town must provide substantial evidence that use will likely be discontinued during the planning period. Substantial evidence includes:
 - Leases expire early in the planning period
 - Building is dilapidated or in need of replacement
 - Existing development agreement to redevelop the site
 - Property owner provides a letter stating their intention to develop the property with residences during the planning period

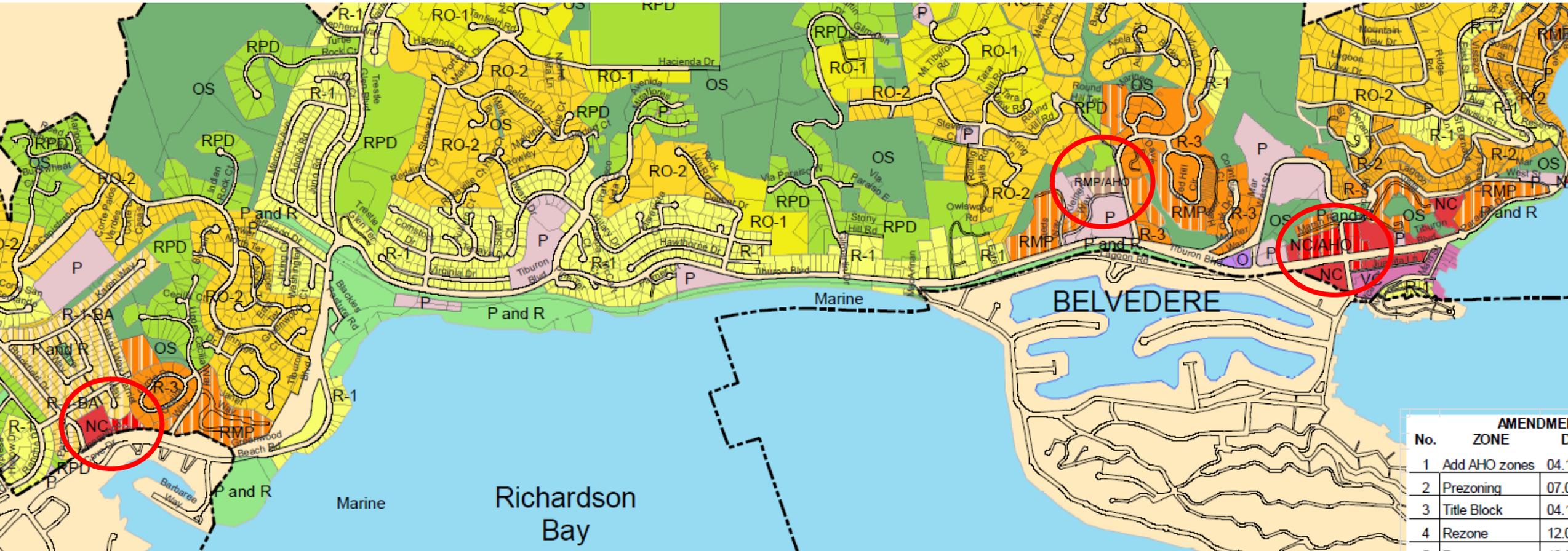
SITE INVENTORY

- Inventory will be reviewed by the California Department of Housing and Community Development (HCD) and may need to be revised
- HCD recommends having a 20% cushion to address No Net Loss law that requires identification of replacement site(s) if a site is developed and remaining inventory does not meet lower income RHNA

FRAMEWORK FOR MULTIFAMILY HOUSING OPPORTUNITY SITES

- *Improve the vitality of Downtown* (Look for opportunities to increase foot traffic and desirability of shopping and recreating in the Downtown)
- *Improve appearance, productivity, and quality of existing properties* (Look for properties developed with older commercial buildings with little recent investment and/or currently vacant)
- *Consider vehicular traffic on Tiburon Boulevard* (Locate near transit stops and the ferry dock, near Highway 101, and near jobs)
- *Consistent with Town's existing land use policy to the extent possible* (Combined with above goals, look to areas where housing is already allowed)

AFFORDABLE HOUSING OVERLAY (AHO)



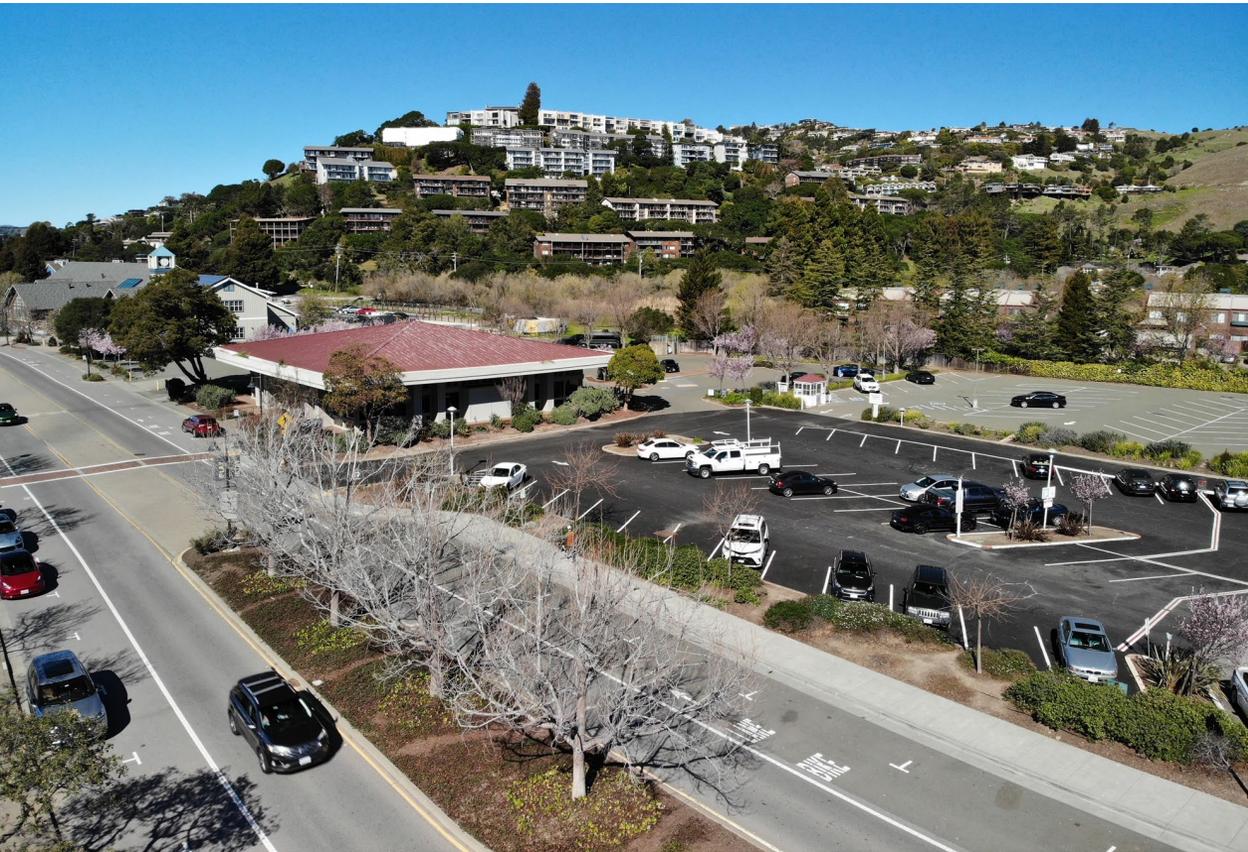
No.	AMENDMENT	D
1	Add AHO zones	04.
2	Prezoning	07.0
3	Title Block	04.
4	Rezone	12.0

HOUSING OPPORTUNITY SITES

DOWNTOWN: TIBURON BLVD. EAST

Site Characteristics

- Parcels currently containing CVS, Bank of America, Chase Bank, and parking lots
- All but #1525 currently in AHO; allows up to 20.7 du/ac
- All parcels are at least ½ acre



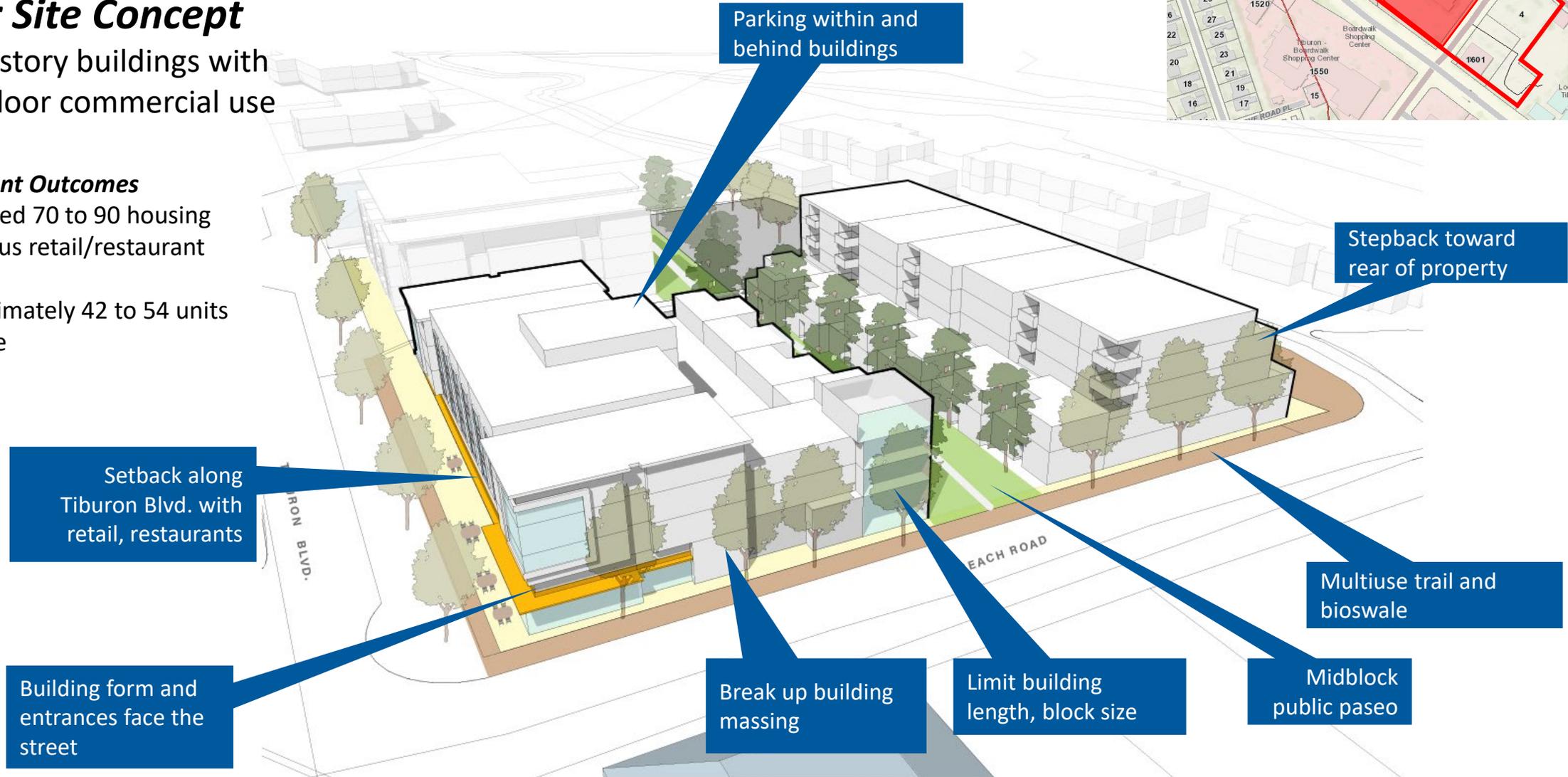
DOWNTOWN: TIBURON BLVD. EAST

Corner Site Concept

4- and 5-story buildings with ground-floor commercial use

Development Outcomes

- Estimated 70 to 90 housing units plus retail/restaurant space
- Approximately 42 to 54 units per acre



Setback along Tiburon Blvd. with retail, restaurants

Building form and entrances face the street

Parking within and behind buildings

Break up building massing

Limit building length, block size

Stepback toward rear of property

Multiuse trail and bioswale

Midblock public paseo

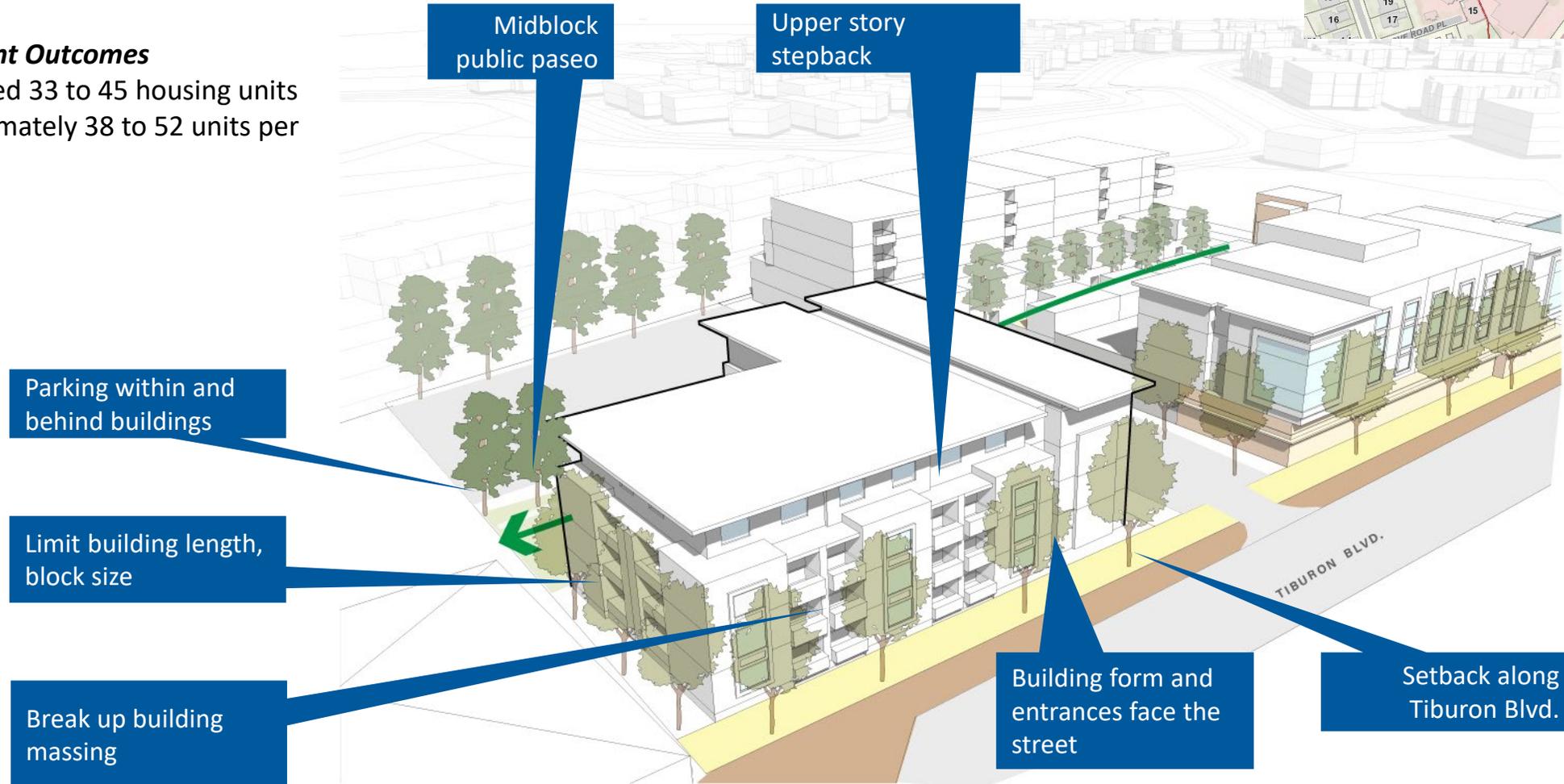
DOWNTOWN: TIBURON BLVD. EAST

Midblock Site Concept

4-story residential buildings

Development Outcomes

- Estimated 33 to 45 housing units
- Approximately 38 to 52 units per acre



DOWNTOWN: TIBURON BLVD. AND BEACH RD. WEST

Site Characteristics

- Parcels currently containing offices and personal services
- Only #1600 currently in AHO; allows up to 20.7 du/ac
- 3 parcels at least ½ acre



Office/Shopping Center



Post Office



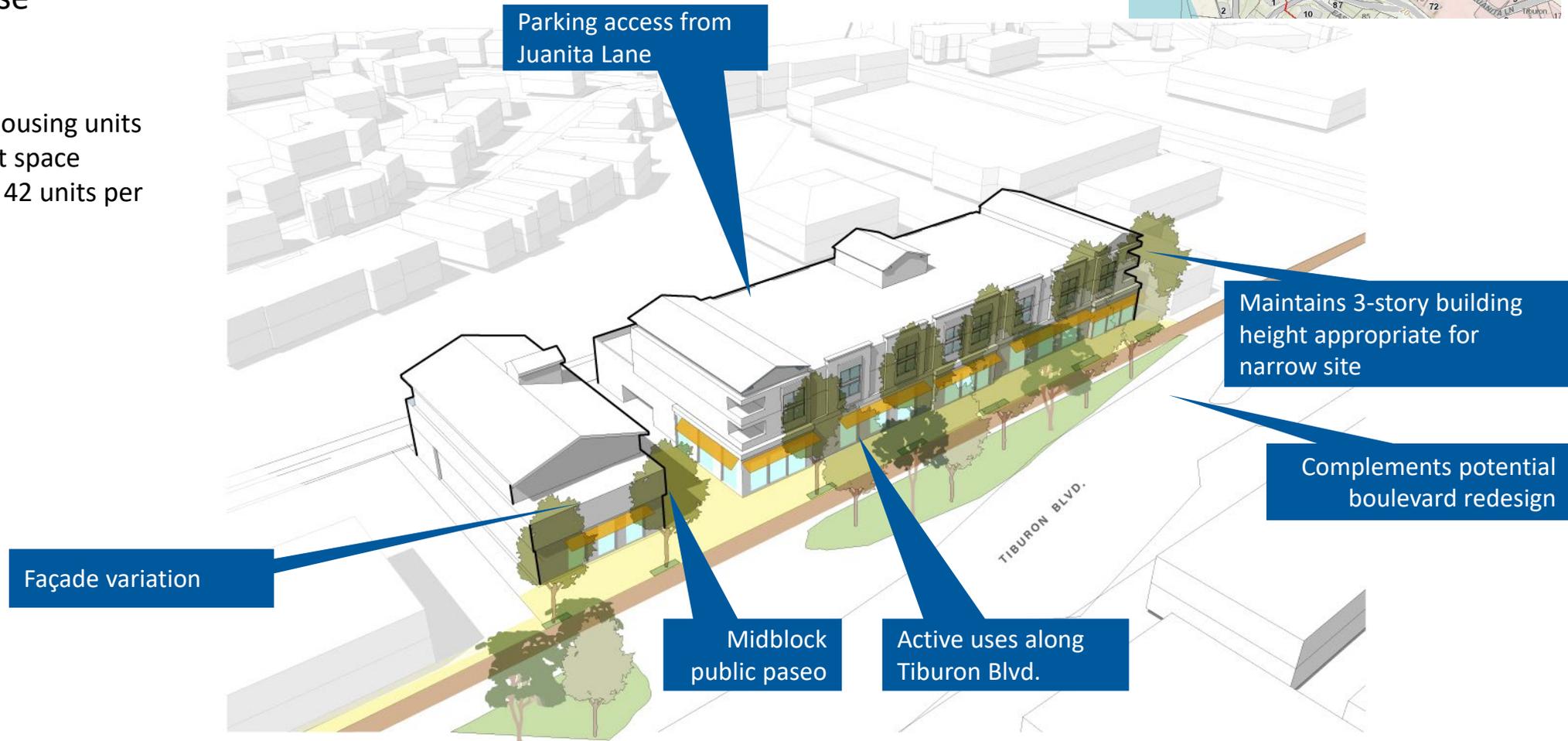
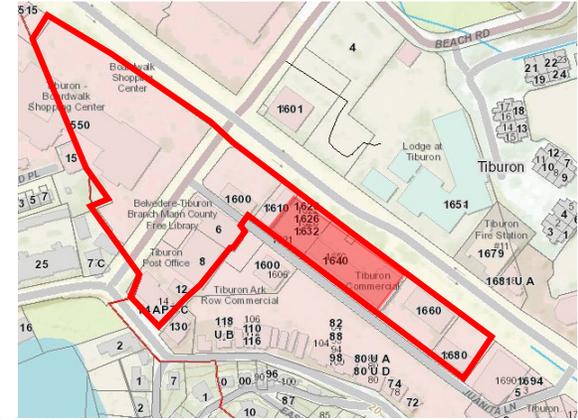
DOWNTOWN: TIBURON BLVD. WEST

Midblock Site Concept

3-story buildings with ground-floor commercial use

Development Outcomes

- Estimated 27 to 36 housing units plus retail/restaurant space
- Approximately 32 to 42 units per acre



DOWNTOWN: MAIN STREET

Site Characteristics

- Parcel currently contains theatre and shops
- 0.43-acre site



Main Street



Juanita Lane



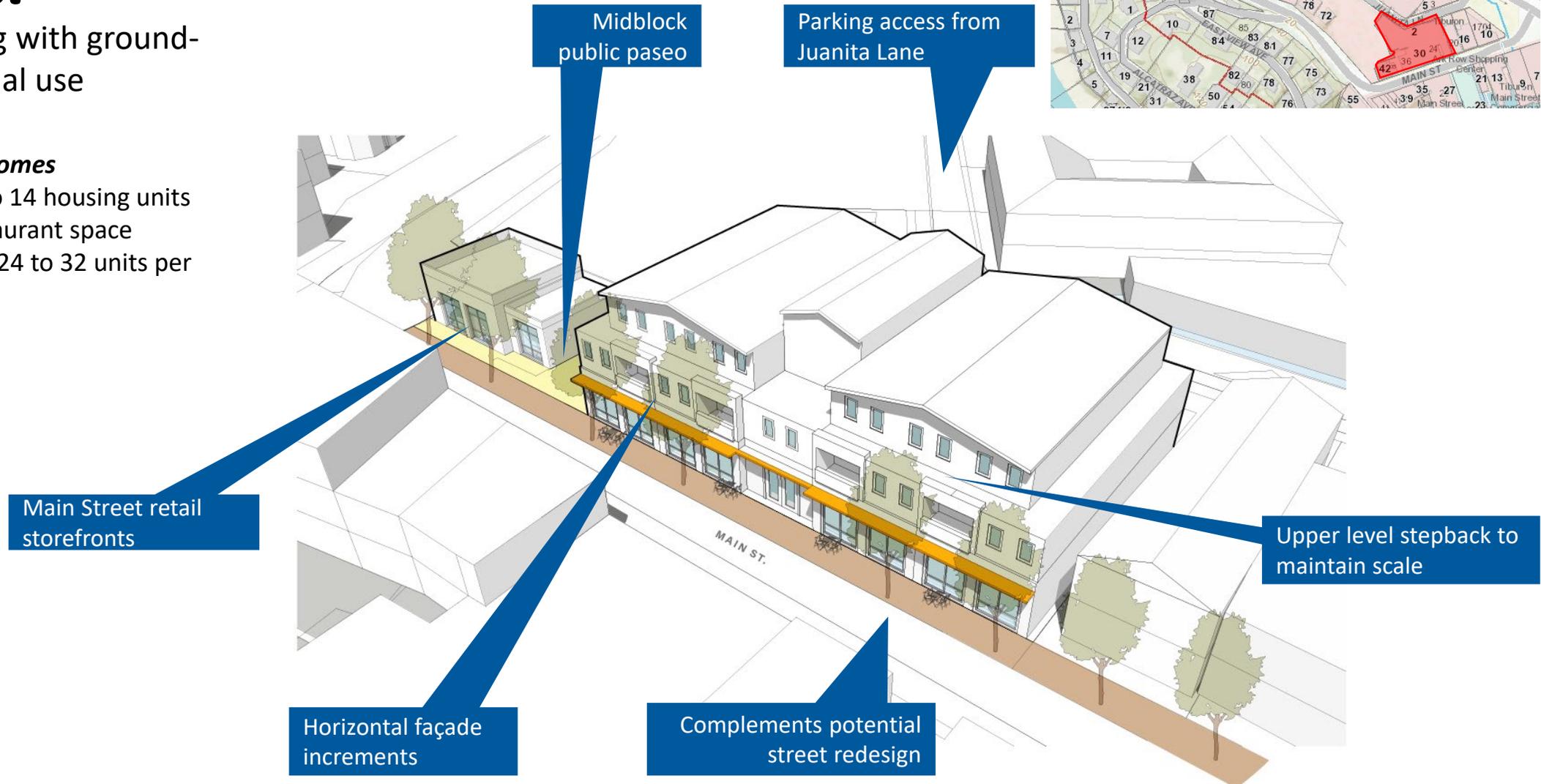
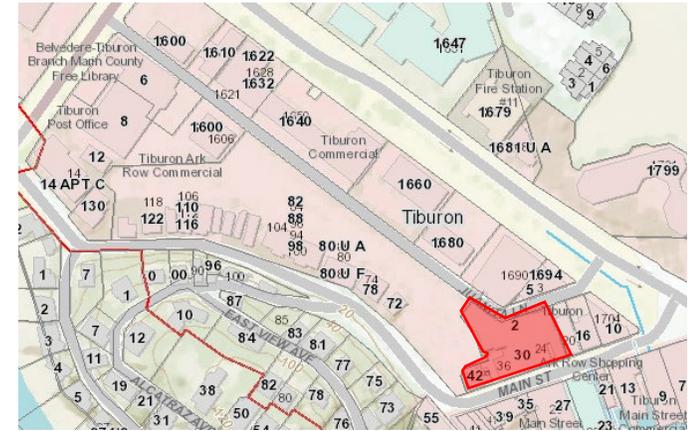
DOWNTOWN: MAIN STREET

Site Concept

3-story building with ground-floor commercial use

Development Outcomes

- Estimated 10 to 14 housing units plus retail/restaurant space
- Approximately 24 to 32 units per acre



Midblock public paseo

Parking access from Juanita Lane

Main Street retail storefronts

Horizontal façade increments

Complements potential street redesign

Upper level stepback to maintain scale

COVE SHOPPING CENTER SITE

Site Characteristics

- Approximately 3-acre portion of 3.9-acre site
- AHO site used in previous housing; allows up to 20.7 du/ac



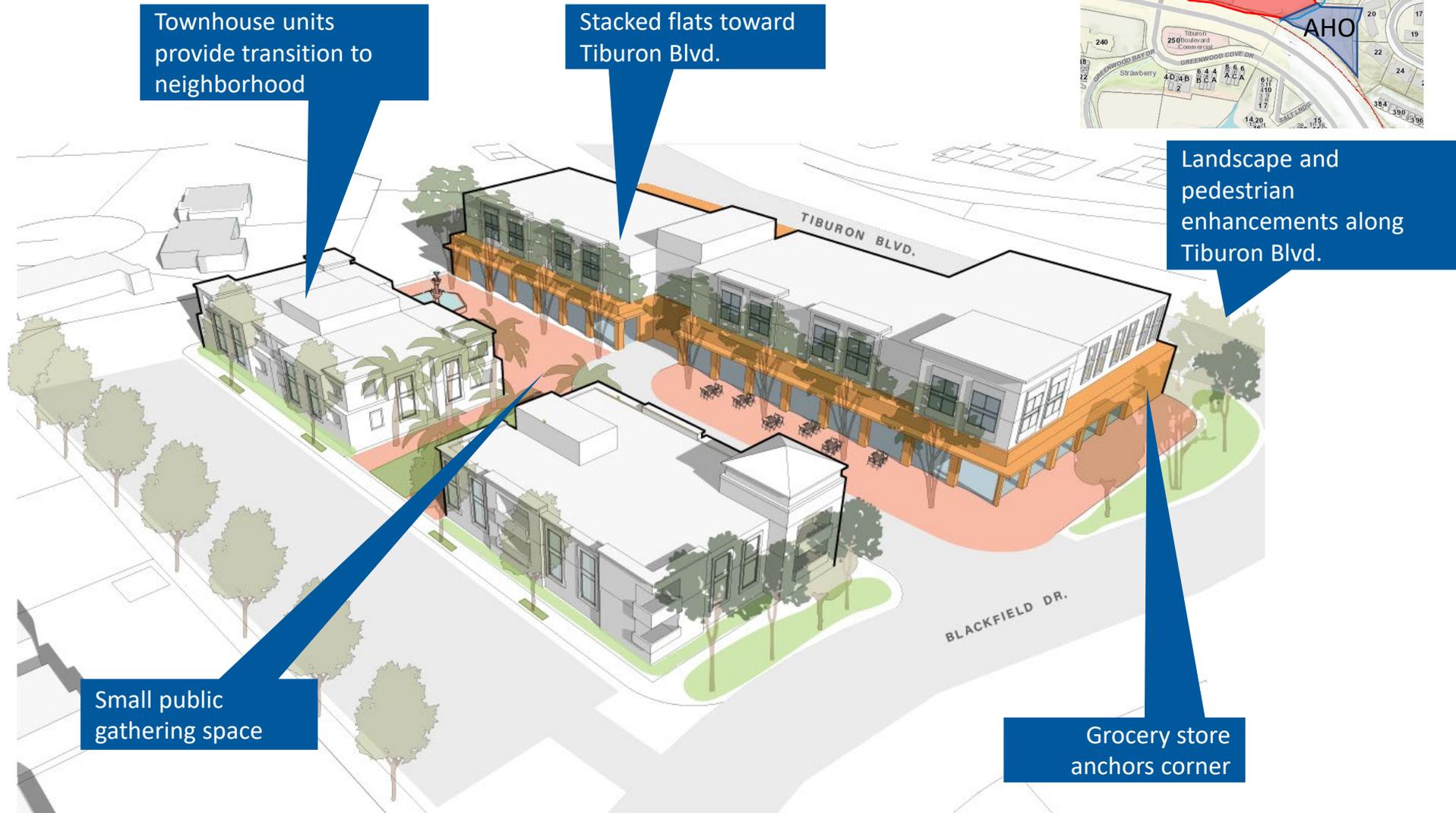
COVE SHOPPING CENTER SITE

Site Concept

2- and 3-story mixed-use development

Development Outcomes

- Estimated 70 to 90 housing units plus retail
- Approximately 23-30 units per acre



REED SCHOOL SITE

Site Characteristics

- Vacant 2.9-acre portion of 7.5-acre parcel
- AHO already allows up to 24.8 units/acre



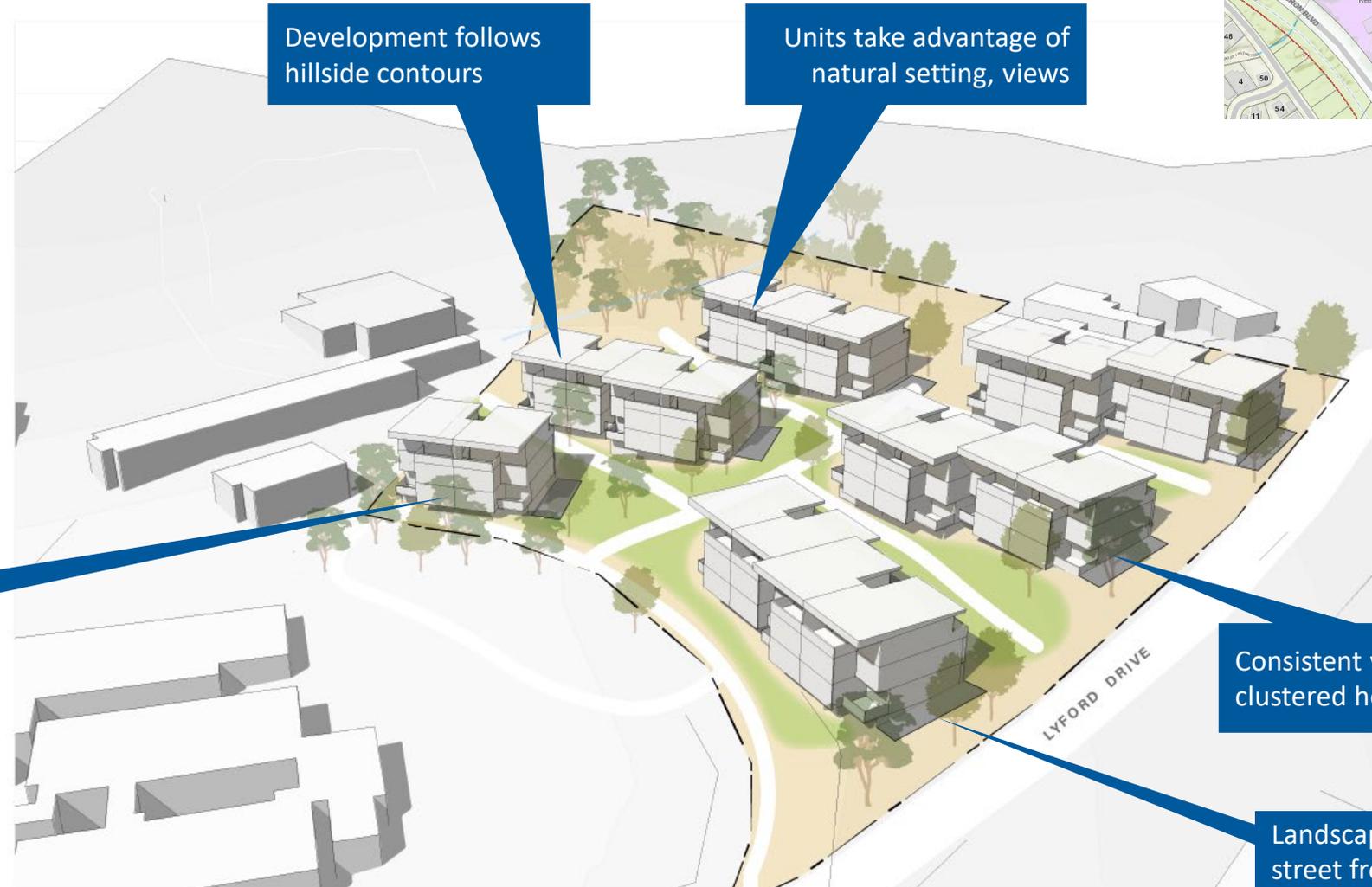
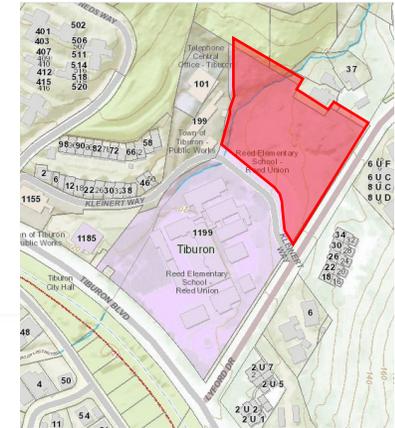
REED SCHOOL SITE

Site Concept

2- and 3-story residential development

Development Outcomes

- Estimated 66 housing units
- Approximately 23 units per acre



Development follows hillside contours

Units take advantage of natural setting, views

Workforce housing good for families

Consistent with nearby clustered housing

Landscape along street frontage

Site Identification & Rezoning Proposal

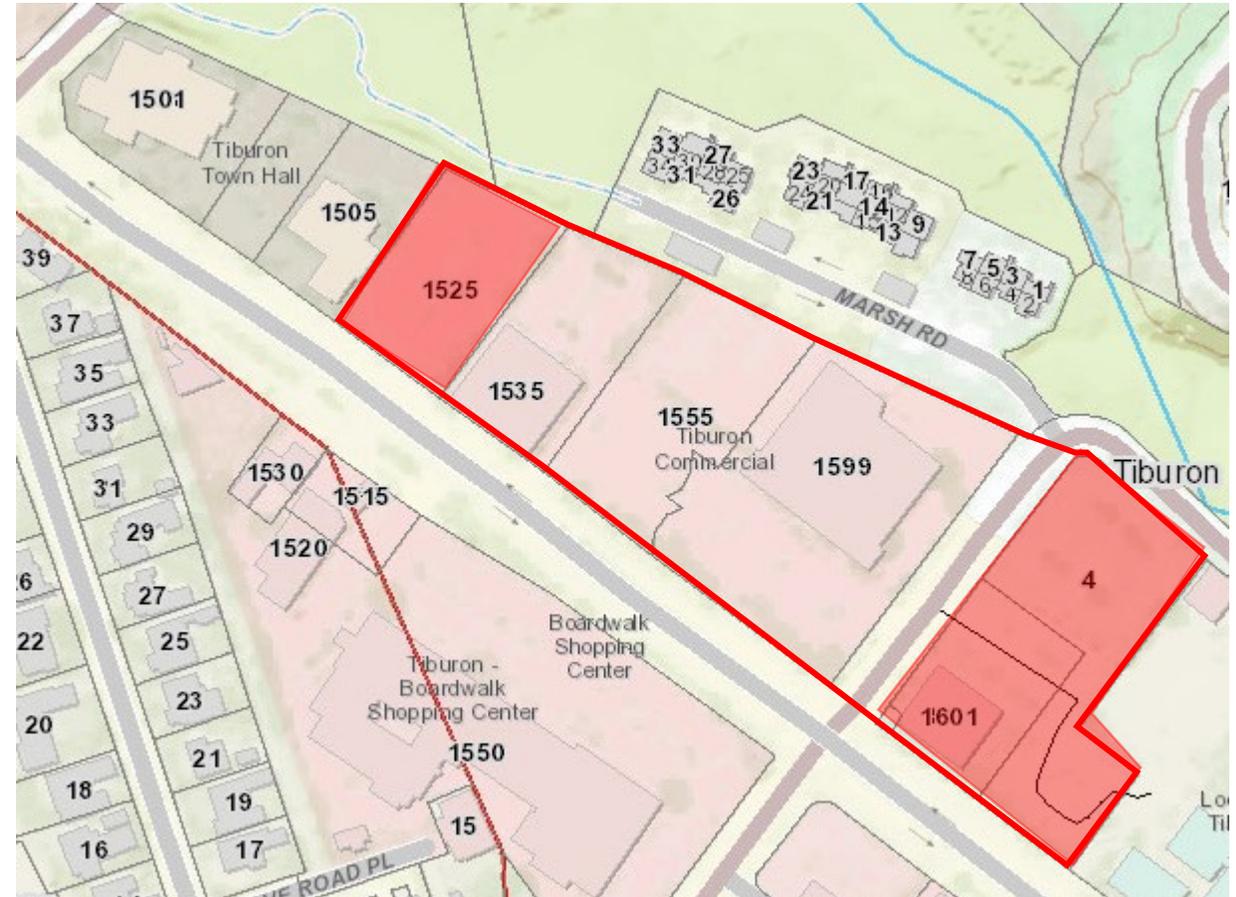
DOWNTOWN: TIBURON BLVD. EAST

Development concept

- 4 and 5-story mixed use development for corner lots
- 4-story residential only for midblock

Proposal

- Rezone area for 40-45 units/acre
- Potentially identify sites as shown on map for housing element sites inventory



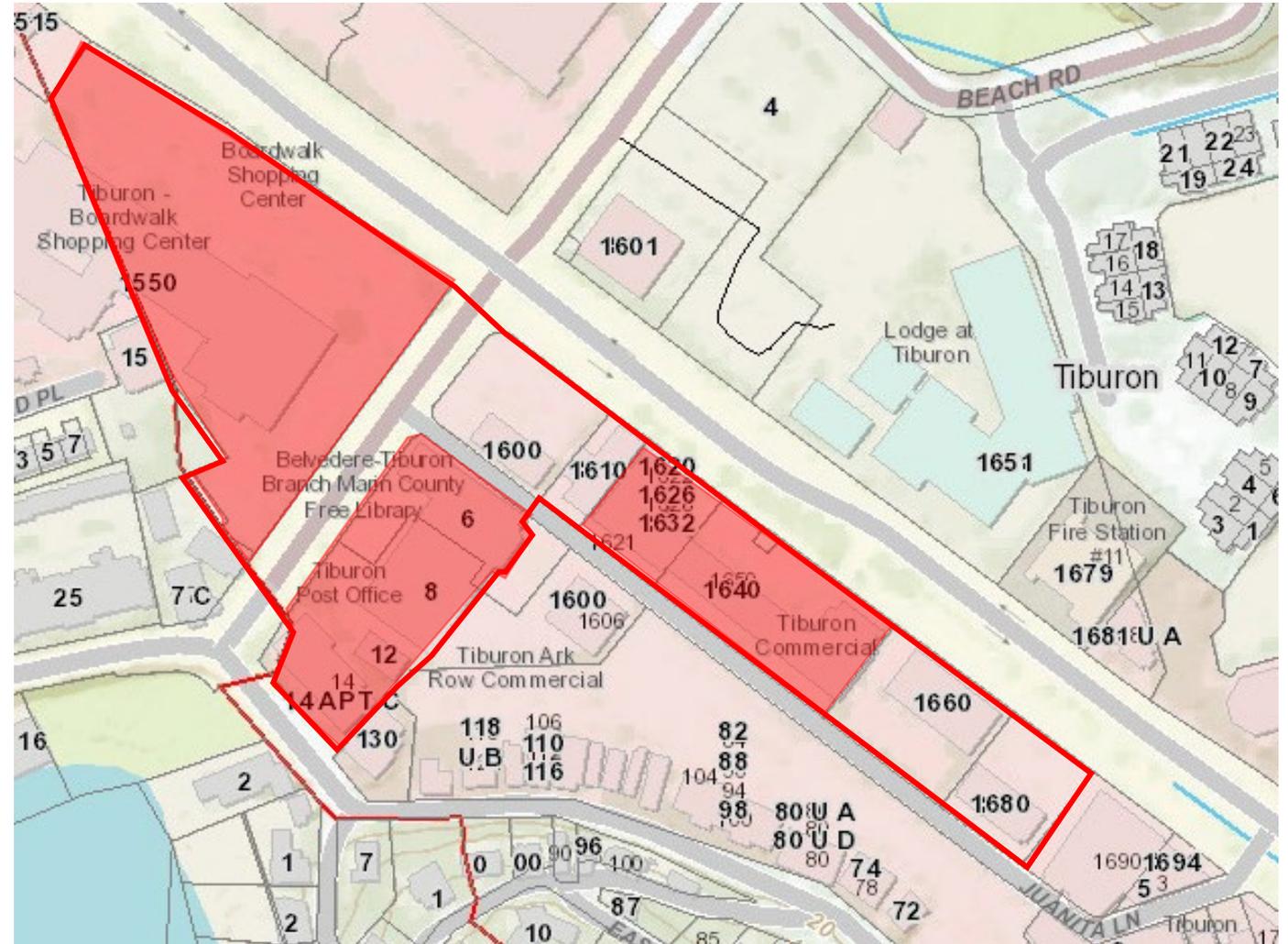
DOWNTOWN: TIBURON BLVD. AND BEACH RD. WEST

Development concept

- 3-story development with ground floor commercial

Proposal

- Rezone area for 30-35 units/acre
- Potentially identify sites as shown on map for housing element sites inventory



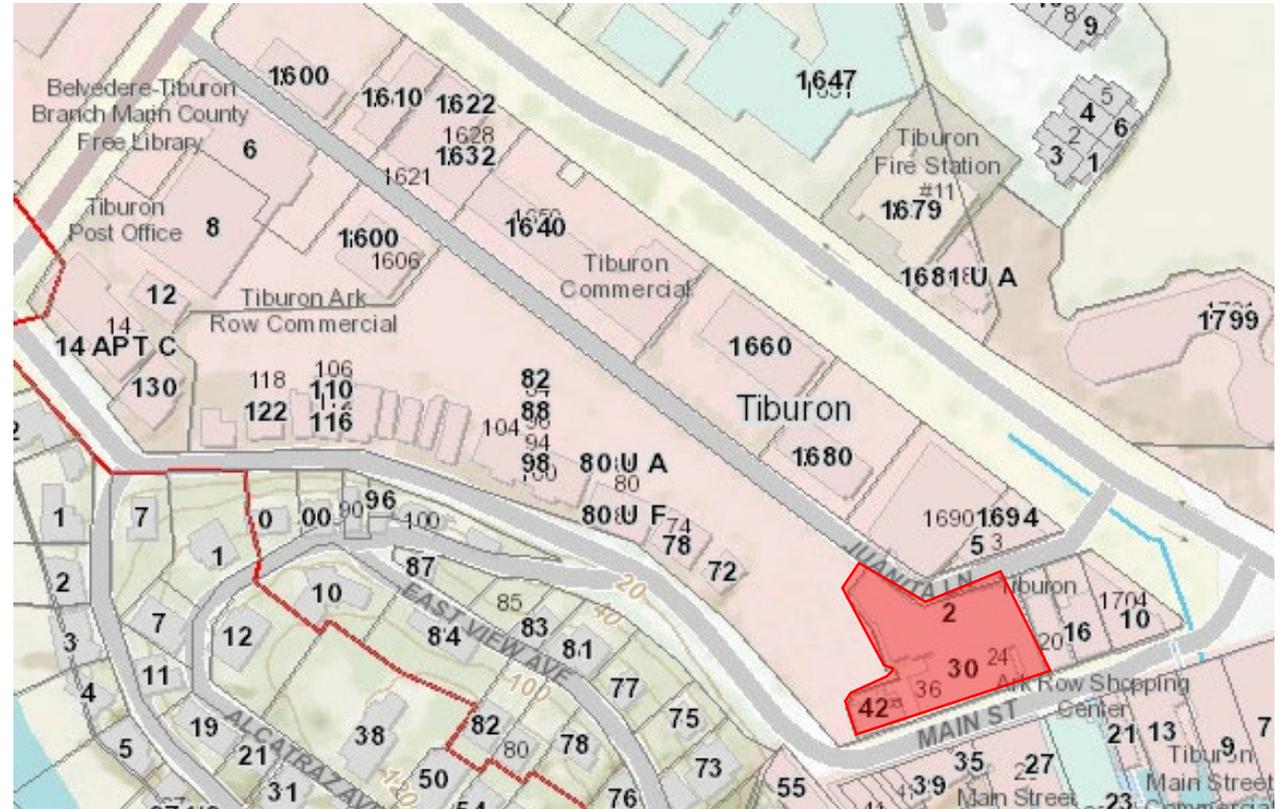
DOWNTOWN: MAIN STREET

Development concept

- Mixed use building with ground floor commercial; 2 floors residential above

Proposal

- Rezone site for 20-25 units/acre
- Potentially identify site as shown on map for housing element sites inventory



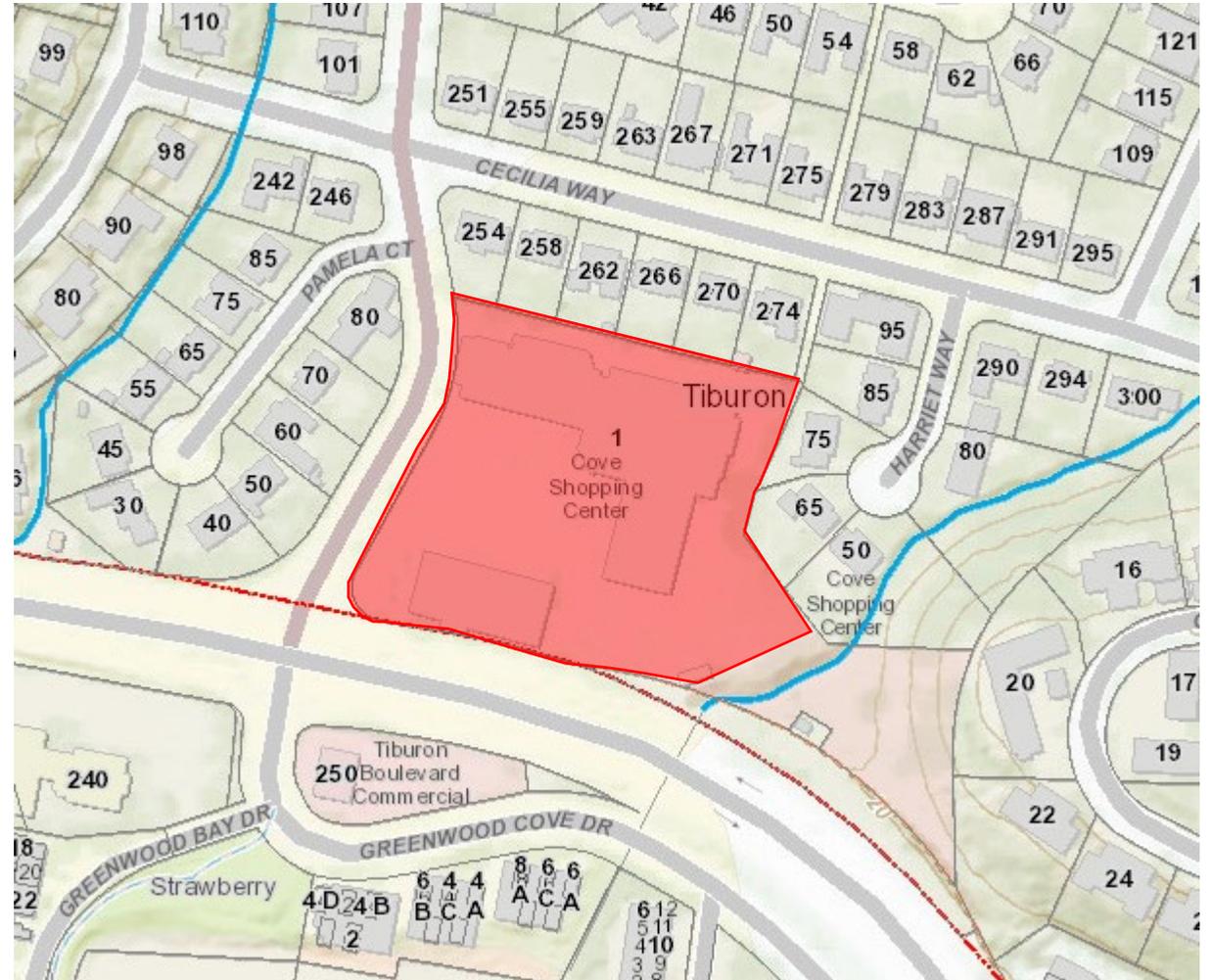
COVE SHOPPING CENTER SITE

Development concept

- 2-story townhomes and mixed-use building with ground floor commercial

Proposal

- Rezone site for net 25-30 units/acre
- Potentially identify site as shown on map for housing element sites inventory



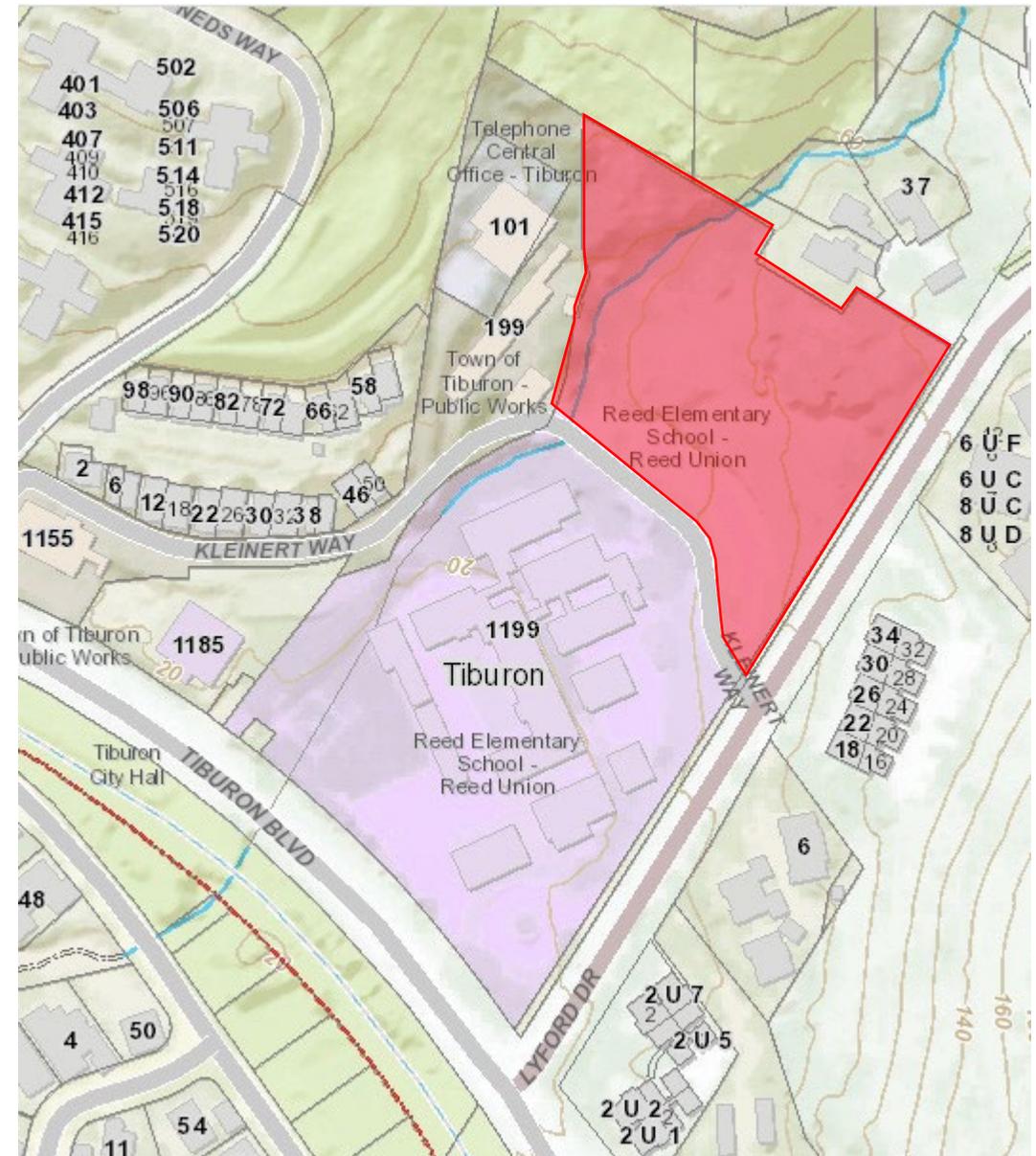
REED SCHOOL SITE

Development concept

- 2 and 3-story townhomes

Proposal

- Already zoned for up to 24.8 units/acre with AHO
- Rezone for net 20-25 units/acre
- Potentially identify site as shown on map for housing element sites inventory



WHAT WE'VE HEARD

- Frustration with housing mandates
- Concern about traffic, water resources, and school capacity impacts
- Desire for well-designed buildings with careful consideration of parking, circulation, flooding/sea level rise, historic preservation, and views
- Support for most sites at proposed density and building height
- Planning Commission support for all sites at proposed density and building height

NEXT STEPS

Housing Element

- Sites and housing capacities will be evaluated by the environmental consultant for the EIR and AFFH consultant
- Draft Housing Element released in June 2022
- Submit to HCD in July 2022

General Plan Update

- Diversity & Inclusion workshop
- Draft General Plan to be released this fall

