

## **Attachment 7: Initial Thoughts on Committee Focus**

Staff has reviewed the 38 Housing Element Programs that were developed as part of the 2015-2023 Housing Element Update. Listed below are a series of items for the Committee to consider, based on a review of the Housing Programs (attached), feedback from the community, Housing Summit recommendations, Council interests and resources available.

### ***Protect Existing Units:***

- Disincentives for Demolition
  - Demo by neglect regulations
  - Increased fees for demolition
  - Permit to required prior to demolition
- Reconstruction and renovation of non-conforming structures
- Consider 1 to 1 replacement ratios for units
- Consider impact fee for removal of a dwelling unit
- Safety upgrades (e.g. soft story ordinance)
- Zoning changes to incentivize certain housing types
  - Allow Multi-family rental by right in Multi-Family Residential Zones
  - Prohibit attached single-family (aka townhomes) in Multi-Family Residential Zones

### ***Enhance and Preserve the Affordability of Housing:***

- Financing incentives/assistance for rehabilitation in exchange for affordability deed restrictions
- Workshop with Multi-family property managers
- Discourage lot mergers, except when providing affordable housing as outlined in the Affordable Housing Ordinance

### ***Produce and Build New Units:***

- Financing incentives/assistance for the development of affordable housing (beyond inclusionary requirements)
- Live work regulations
- Co-housing regulations (housing with shared bathrooms and/or living space)
- Streamline development process (ZA vs. PC)
- Zoning changes
  - Duplexes in SFR zoned areas?
  - Modification of CF Zones to allow residential use as a conditional use?
- Site feasibility analysis for public-owned property and solicit development proposals
- Partner with other public agencies to identify funds and/or sites

### ***Target Community / Workforce***

- Consider tenant protection regulations, such as the County's mandatory mediation program when rents increased over a certain percentage
- Down payment / rental assistance beyond existing County programs (such as Section 8 and the Below Market Rate purchase program)

### ***Other Considerations based on Staff Work & Coordination:***

- Joint County-wide Discussion/Collaboration
  - ADU website, calculator, example floor plans
  - Objective Design Guidelines

## HOUSING ELEMENT PROGRAMS

The first page identifies Housing Element Programs that the Committee may wish to consider discussing to determine possible interest and focus.

<b>Status Update: 2015-2023 Mill Valley Housing Element Program Implementation / Sorted by Progress</b>			
<b>ON-GOING: ADDITIONAL ITEMS OF INTEREST</b>			
<b>Program</b>	<b>Progress and Accomplishments</b>	<b>Items of Interest</b>	<b>Housing Strategy</b>
<b>3. Housing Maintenance and Public Information.</b> Publicize rehabilitation assistance and energy retrofit programs. Goal to provide rehabilitation assistance to five lower income households.	On-going.  2018: County grant to assist with energy retrofits. MCE also offers rebates for solar and electric cars. MHA offers rehabilitation assistance to low income households. Additional financial incentives could come from Trust Fund should it be identified as a priority.	<i>Partner with property managers/owners of Multi-Family Residential buildings. Continue public dialogue about financing and other services available, identify interests from owners.</i>  <i>Require safety retrofits to Multi-Family Residential properties. Example: soft story ordinance (mandatory date for requiring upgrades to buildings, recent legislation passed on this topic)</i>	\$ Enhance
<b>4. Preservation of Existing Affordable Rental Housing.</b> Prohibit conversion of units to ownership (Condo Conversion) and/or tearing down units	On-going.  2018: Short-term rentals not allowed in new ADUs approved since 2018.	<i>Example policies: anti-neglect regulations; increased demolition fees; 1-to-1 unit replacement requirement (allowing non-conforming units)</i>	Protect
<b>20. Homebuyer Assistance.</b> Continue participation with Marin Housing to administer BMR and MCC programs.	On-going.	<i>Expand beyond existing program. Additional financial incentives could come from Trust Fund, should it be identified as a priority.</i>	\$ Target Community/ Workforce
<b>PENDING</b>			
<b>12. Publicly-Owned Land for Affordable Housing.</b> Prepare inventory of publicly-owned land. Modify City's zoning regulations to allow residential uses in C-F zone.	Pending.	<i>Sites inventory includes publicly-owned land. Inventory, combined with feasibility analysis, could be prepared to evaluate sites.</i>	\$ Produce
<b>13. Non-Traditional Housing Types.</b> Modify Zoning Ordinance to develop standards for new housing typologies.	Pending.	<i>Example: Regulations for live/work housing or co-housing; consider duplexes in SFR areas</i>	Enhance Produce

## HOUSING ELEMENT PROGRAMS

The following programs are listed for the Committee’s reference, not necessarily items requiring Committee oversight.

ON-GOING/IN PROGRESS with STAFF SUPPORT			
Program	Progress and Accomplishments	Notes	Housing Strategy
<b>1. Residential Design Guidelines.</b> Develop and adopt Multi-Family Design Guidelines which address development compatibility and promote sustainable site design and building practices.	Completed and possibly in progress.	Possible funding and coordination opportunity with the County of Marin (SB2) to develop “Objective” Design Guidelines (per new state laws/SB35 and Housing Accountability Act)	Enhance Produce
<b>2. Historic Preservation Guidelines and Incentives.</b> Explore revising the H-O Ordinance to clarify demolition procedures and role of the Historical Society.	In progress.	Planning Commission and City Council Work Item.	Enhance
<b>9. Junior Second Units.</b> Consider adopting regulations.	In progress.	City Council Agenda Item.	Produce
<b>5. Preservation of Existing Deed Restricted Affordable Rental Housing.</b> Continue to contract with MHA to ensure compliance with affordability restrictions. Require long-term affordability controls on future affordable housing units.	On-going.	Long-term rent restrictions, combined with monitoring by the Marin Housing Authority. This has been effective in maintaining the affordability in over 300 existing housing units.	Protect
<b>10. Affordable Housing Overlay.</b> Adopt an Affordable Housing Overlay for the Redwoods site, specifying development incentives tailored to the site. Coordinate with property owners in facilitating public review of development proposals, and in application for affordable housing funds.	On-going.	Coordination with Redwoods continues.	Produce
<b>11. Lot Consolidation Incentives.</b> Adopt lot consolidation incentives in coordination with Multi-family Design Guidelines.	On-going. Fee waivers for lot line adjustments/mergers available through the Affordable Housing Ord.	Additional incentives could come from Trust Fund should it be identified as a priority.	\$ Produce
<b>18. Affordable Housing Development Assistance.</b> Provide financial and regulatory incentives to private developers for affordable housing.	Complete and On-going.  Coordination with Marin County and	Additional financial incentives could come from Trust Fund, should it be identified as a priority.	\$ Enhance Produce

## HOUSING ELEMENT PROGRAMS

	Marin Housing Authority continues.		
<b>19. Partnerships for Affordable Housing.</b> Work through Nonprofit Housing Association of Northern California to identify and explore partnerships with affordable housing providers.	On-going.  Coordination with Marin County and Marin Housing Authority continues.	Additional financial incentives could come from Trust Fund, should it be identified as a priority.	\$ Enhance Produce
<b>21. Section 8 Rental Assistance.</b> Continue to offer tenants information re Section 8 and encourage landlords to register.	On-going.	Coordination with Marin Housing Authority	Protect
<b>22. Update Land Use Map and Zoning Code.</b> Establish minimum and maximum residential densities for residential districts, and maximum densities and development standards for residential uses in commercial districts. Monitor to ensure adequate sites to address RHNA.	Complete and on-going.  Minimum and maximum densities completed with General Plan Update (2013).	Planning Commission Work Program Item to conduct rezoning in the Miller Ave/Presidio area similar to the Downtown Mixed Residential rezoning.	Enhance Produce
<b>23. Update Parking Standards.</b> Evaluate and establish modified parking standards in the Zoning Ordinance to facilitate specific types of housing.	On-going.  2017: Micro units and ADUs have reduced parking standards. Density Bonus also reduces parking required for Multi-Family residential projects with 4 or more units for efficiency and 1-bedrooms.	Additional incentives could be created for certain types of housing, such as rental housing.	Produce
<b>24. Fee Deferrals and/or Waivers for Affordable Housing.</b> Provide information to affordable housing community on fee deferrals, reductions and waivers. Amend Code to waive of 100% of application processing fees for projects with 10% Extremely Low Income units.	On-going.  2017: Affordable Housing Ordinance.	Additional financial incentives could come from Trust Fund, should it be identified as a priority.	\$ Enhance Produce
<b>26. CEQA Exemptions for Infill Projects.</b> Utilize categorical exemptions where appropriate, case-by-case basis.	On-going.	Through development review process	Protect Enhance Produce
<b>27. Fair Housing Program.</b> Publicize the program through brochures and on the City's website.	On-going.	Posted on the City's website	Community/W orkforce

## HOUSING ELEMENT PROGRAMS

<p><b>28. Senior Support Services.</b> Continue to support the provision of senior services in Mill Valley.</p>	On-going.	Recent activity through Age-Friendly Cities.	\$ Community/ Workforce
<p><b>29. Home Sharing and Tenant Matching Opportunities.</b> Support organizations that facilitate housing sharing; actively promote through senior citizen organizations.</p>	On-going.	Support through the City's website under Housing Resources and coordinating with Age Friendly Cities.	Community/ Workforce
<p><b>31. Homeless Assistance.</b> Support implementation of the Homeless Countywide Continuum of Care, publicize the Marin Community Resource Guide and emergency 211 call system.</p>	On-going.	Coordination with Marin County.	Community/ Workforce
<p><b>32. Prioritization of Sustainable Housing Projects.</b> Prioritize projects in sustainable locations competing for funds/grants.</p>	On-going.	See Program 32/Green Building.	Enhance Produce
<p><b>33. Green Building.</b> Provide outreach and education to developers regarding CALGREEN and the Green Building Ordinance. Evaluate incentives for Green Building Ordinance for higher energy efficiency.</p>	On-going.	Updated bi-annually based on Building Code Updates.	Enhance Produce
<p><b>34. Energy Conservation.</b> Implement actions for energy efficiency identified in the General Plan.</p>	On-going.	Green Building and Coordination with Marin Climate and Energy Partnership.	Enhance Produce
<p><b>35. Addressing Natural Hazards.</b> Incorporate references to the Floodplain Management Ordinance in the 2040 General Plan as required by AB 162. Review Housing Element whenever General Plan amendments are made to ensure consistency.</p>	On-going.	Coordination with Marin Climate and Energy Partnership and Fire Department.	Protect Enhance Produce
<p><b>36. Community Education and Outreach.</b> Provide education and outreach on housing issues, assist prospective applicants, and coordinate with interested groups.</p>	On-going.		Community/ Workforce
<p><b>37. Housing Element Monitoring/Annual Report.</b> Submit an annual report to HCD by April 1 of each year, with the first annual report due April 1, 2014.</p>	On-going.	Annual reporting. Scheduled for City Council 4/1/19 Agenda	Community/ Workforce

## HOUSING ELEMENT PROGRAMS

<b>38. Mill Valley Housing Advisory Committee.</b> Establish Mill Valley Housing Advisory Committee and define roles and responsibilities.	On-going.		Community/ Workforce
<b>COMPLETED</b>			
<b>Program</b>	<b>Progress and Accomplishments</b>	<b>Notes</b>	<b>Housing Strategy</b>
<b>6. Mixed Use Zoning in Commercial Districts.</b> Evaluate modifications to residential development regulations in Commercial districts. Remove CUP for multi-family and mixed uses for residential above ground floor or off commercial street frontage.	Completed.  2017: Mixed Use / Multi-Family Development Standards	Review CUP requirement for mixed-use buildings.	Produce
<b>7. Micro-Apartment Units.</b> Explore the feasibility of encouraging and incentivizing micro-apartment units.	Completed.	2017: Mixed Use / Multi-Family Development Standards	Produce
<b>8. Second Units/Accessory Dwelling Units (ADUs).</b> Conduct a survey of recently built second units, and adopt ordinance amendments to ensure maintenance of second units as per City approval. Seek to create an average of eight second units annually.	Completed & On-going.  Averaging well over 8+ new ADUs annually.	Possible funding and coordination opportunity with the County of Marin (SB2) to promote ADUs (website with calculator, floor plans, etc. similar to San Mateo/SF)	Produce
<b>25. Density Bonus and Other incentives for Affordable Housing.</b> Adopt a local density bonus ordinance, and clarify relationship with City's inclusionary housing ordinance.	Completed.	Additional modifications may be required, based on any new state legislation.	Produce
<b>30. Universal Design/ Visitability.</b> Develop and promote guidelines encouraging principles of universal design and visitability.	Completed.	2017: Multi-Family/Mixed Use Design Guidelines.	Community/ Workforce
<b>14. Maintain and Monitor Capacity in Sites Inventory.</b> Amend Ordinance to strengthen and enhance the program's effectiveness in providing affordable housing.	Completed.	On-going monitoring to maintain adequate number of sites.	Produce
<b>15. Inclusionary Housing Regulations.</b> Amend	Completed.	Extensive update (2017), small update	Produce

**HOUSING ELEMENT PROGRAMS**

Zoning Ordinance to strengthen effectiveness of providing affordable housing and comply with state law.		to incorporate requirements for rental units (2018).	
<b>16. Single-Family Housing Impact Fee.</b> Conduct nexus study to assess impact of single-family construction on affordable housing demand	Completed.		Protect Enhance Produce
<b>17. Local Affordable Housing Fund.</b> Establish a dedicated Affordable Housing Fund with implementing regulations for deposit of in-lieu fee revenues.	Completed.		Protect Enhance Produce