CITY OF LARKSPUR HOUSING ELEMENT UPDATE

Community Workshop

October 21, 2014

WHAT IS A HOUSING ELEMENT?

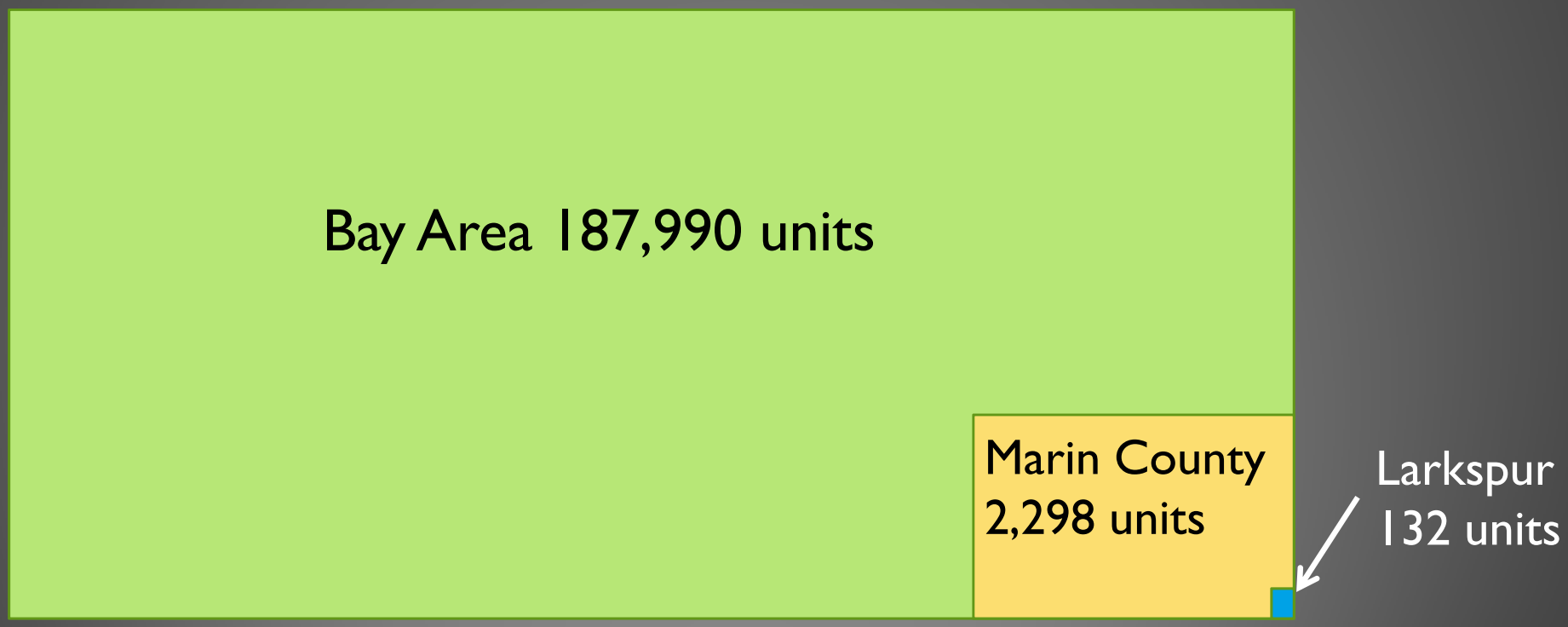
- One of 7 required elements of the City's General Plan
- Housing element has been required since 1969
- Reviewed and certified by State Housing and Community Development Department (HCD)
- Update every 8 years
- Streamlined Update

REQUIREMENTS

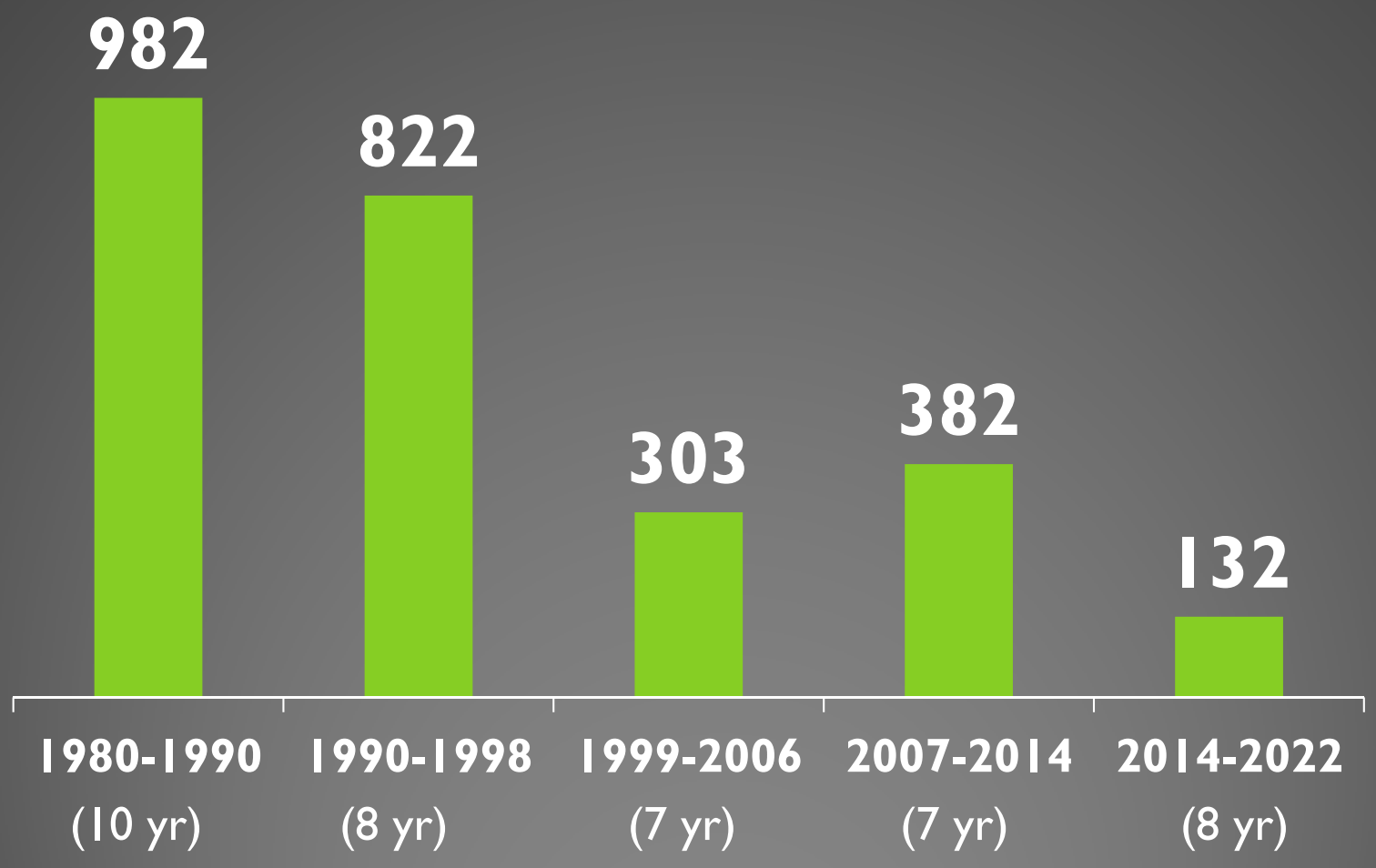
- Evaluation of current housing element
- Demographic and housing need analysis
- Constraints on housing development
- Site inventory
- Programs to promote housing opportunities and meet Regional Housing Needs Allocation (RHNA)

REGIONAL HOUSING NEED ASSESSMENT (RHNA)

- HCD determines regional need
- ABAG develops RHNA for cities and counties

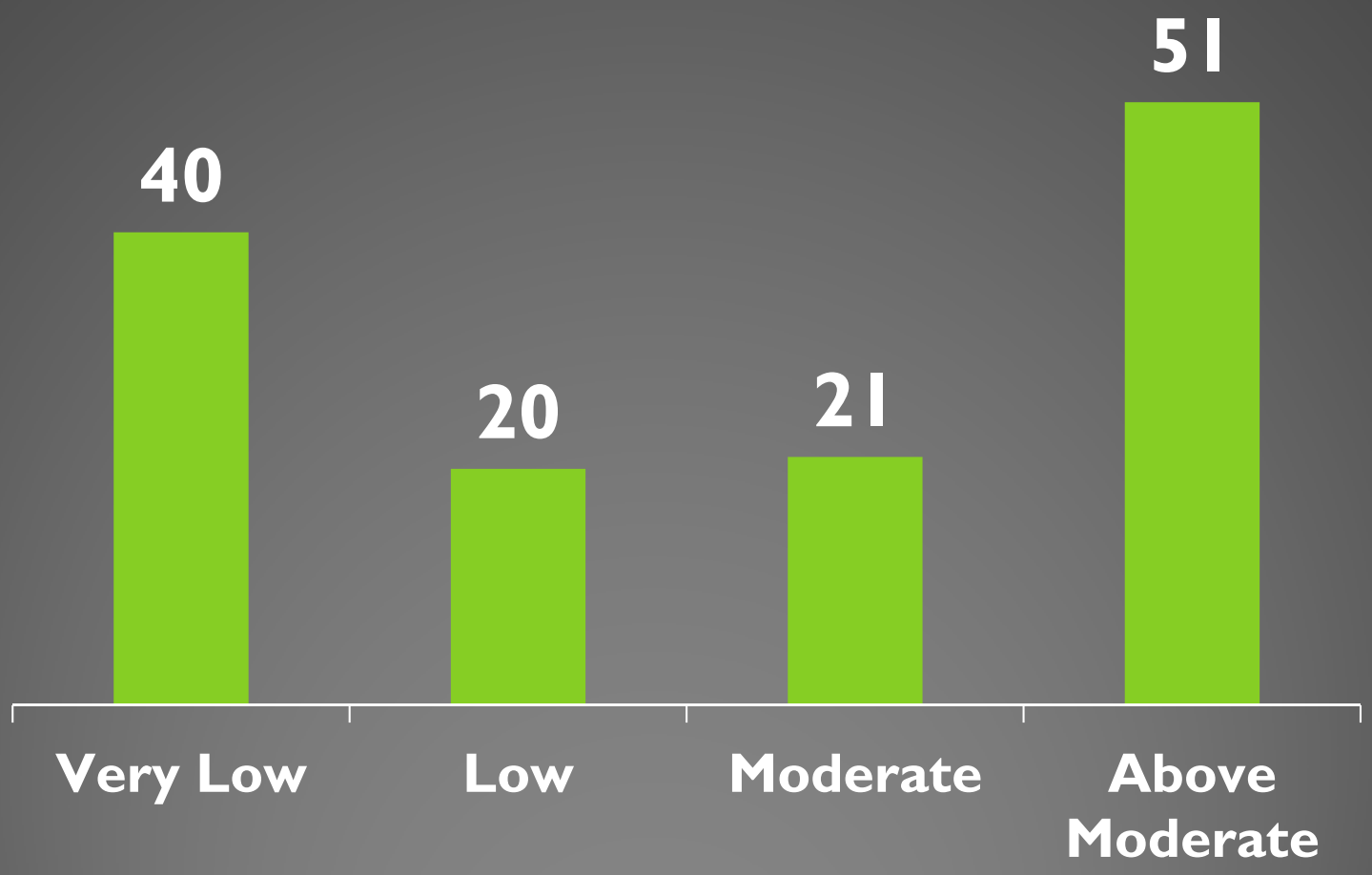


RHNA HISTORY FOR LARKSPUR



ABAG, 2014

RHNA FOR 2014-2022

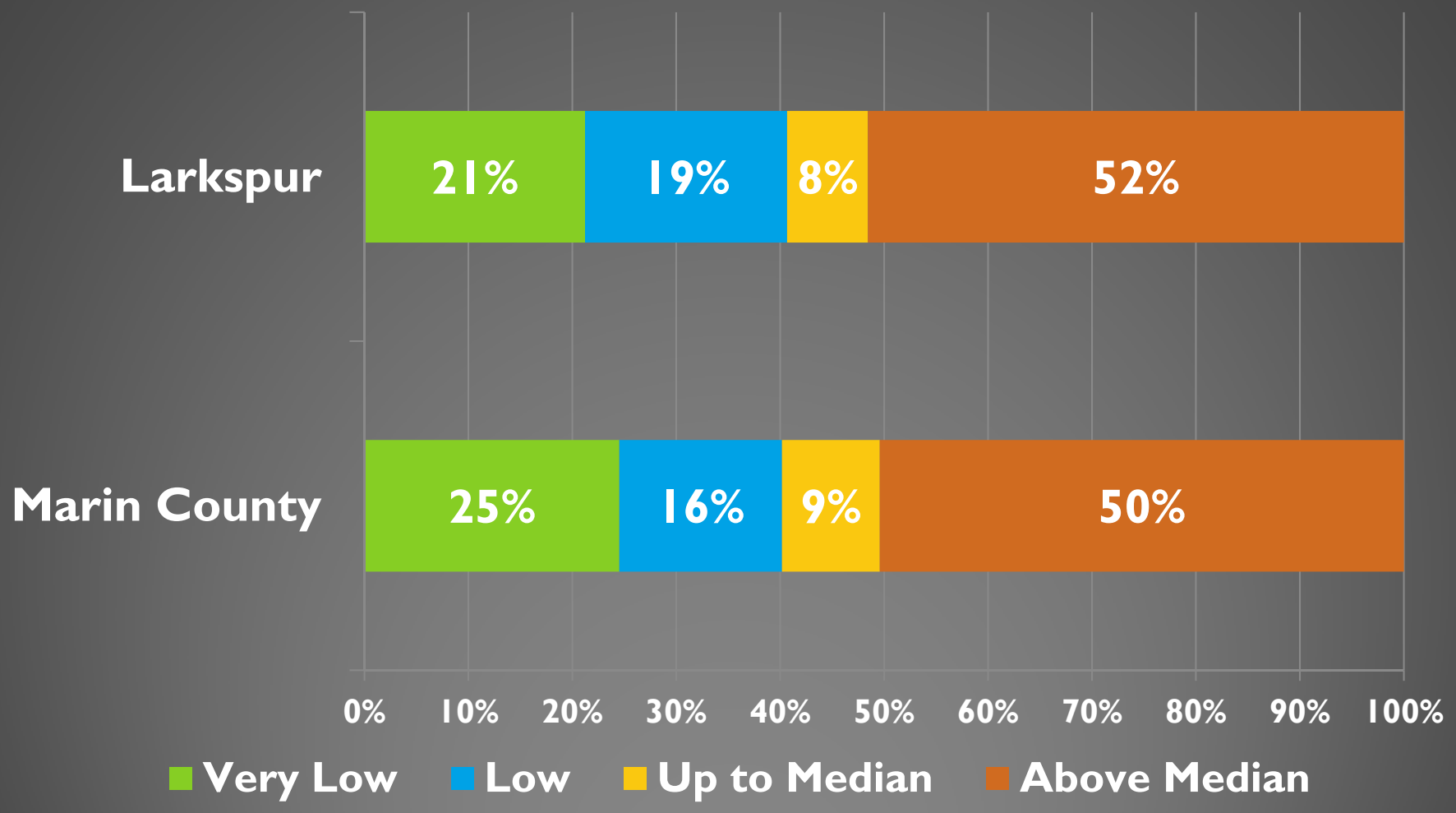


INCOME CATEGORIES

Very Low Income	**Up to 50% of Median**	**Up to $57,000**
Low Income	**50-80% of Median**	**Up to $91,000**
Moderate Income	**80-120% of Median**	**Up to $124,000**
Above Moderate Income	**Over 120% of Median**	**Over $124,000**

Median Income is $103,000 for a 4 person household in Marin County

DISTRIBUTION OF INCOME CATEGORIES



CHAS, 2011

HOUSING PRODUCTION FOR 2007-2014 PERIOD

- Drake's Cove, 11 above-moderate single-family homes
- Drake's Way, 24 very-low income, multi-family units
- 484 Magnolia, 2 mixed-use units
- 220-244 Lower Via Casitas, 6 multi-family units
- 8 single-family homes built (misc. sites)
- 6 second units built (misc. sites)

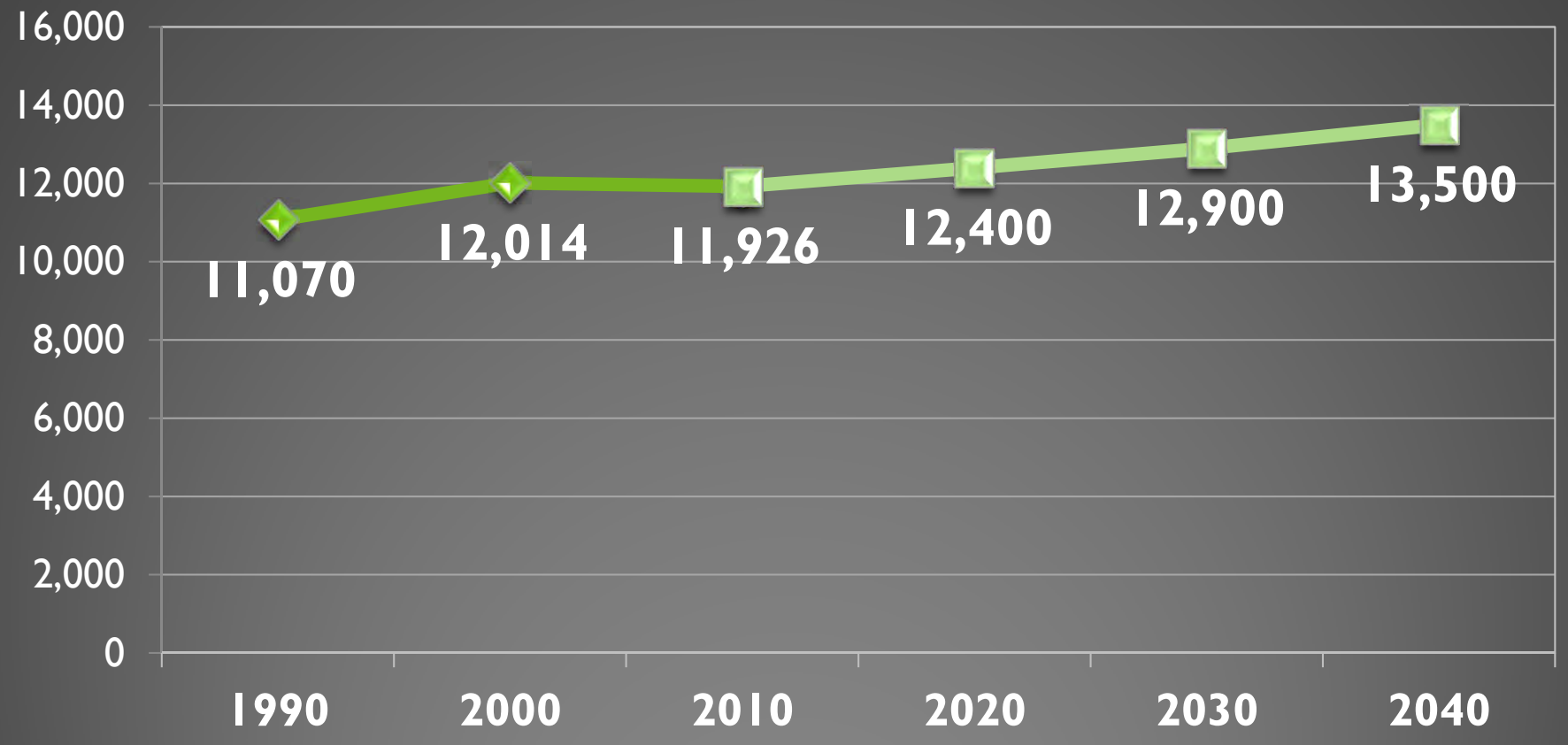
ACCOMPLISHMENTS FOR 2007-2014

- Emergency Shelter Zoning (Ord. 981, 2011)
- Transitional and Supportive Housing Zoning (Ord. 981, 2011)
- Reasonable Accommodation (Ord. 984, 2012)
- Adoption of 2013 CALGreen Code and 2012 International Property Maintenance Code
- Development Agreement finalized for Rose Lane

STILL TO DO TO QUALIFY FOR STREAMLINED REVIEW

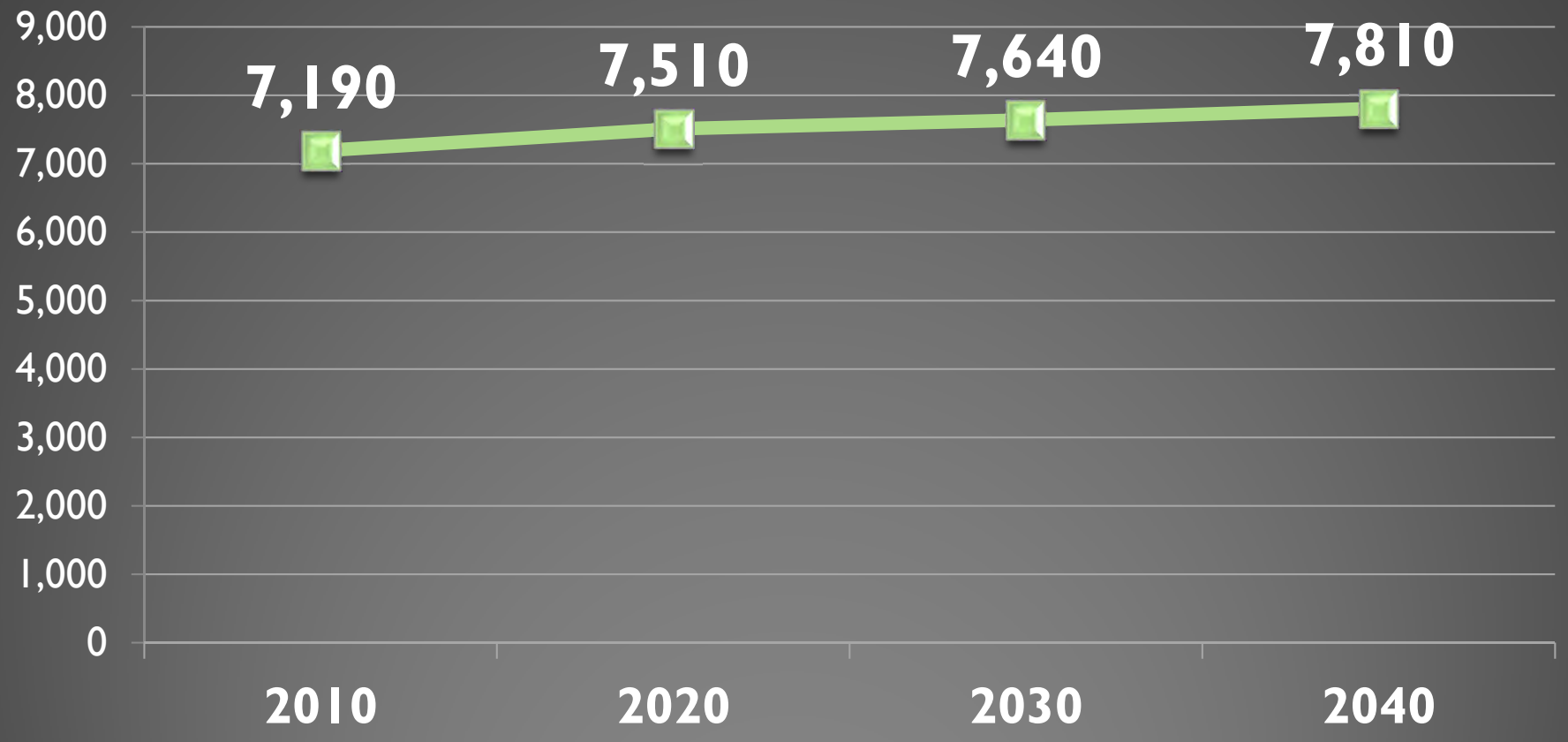
- State Density Bonus Law
- Applies to new developments with 5 or more residential units
- Density bonus and concessions on a sliding scale
  - 10% units affordable to low income, entitled to 20% density bonus
  - 20% units affordable to low income, entitled to 35% density bonus

DEMOGRAPHIC TRENDS: POPULATION



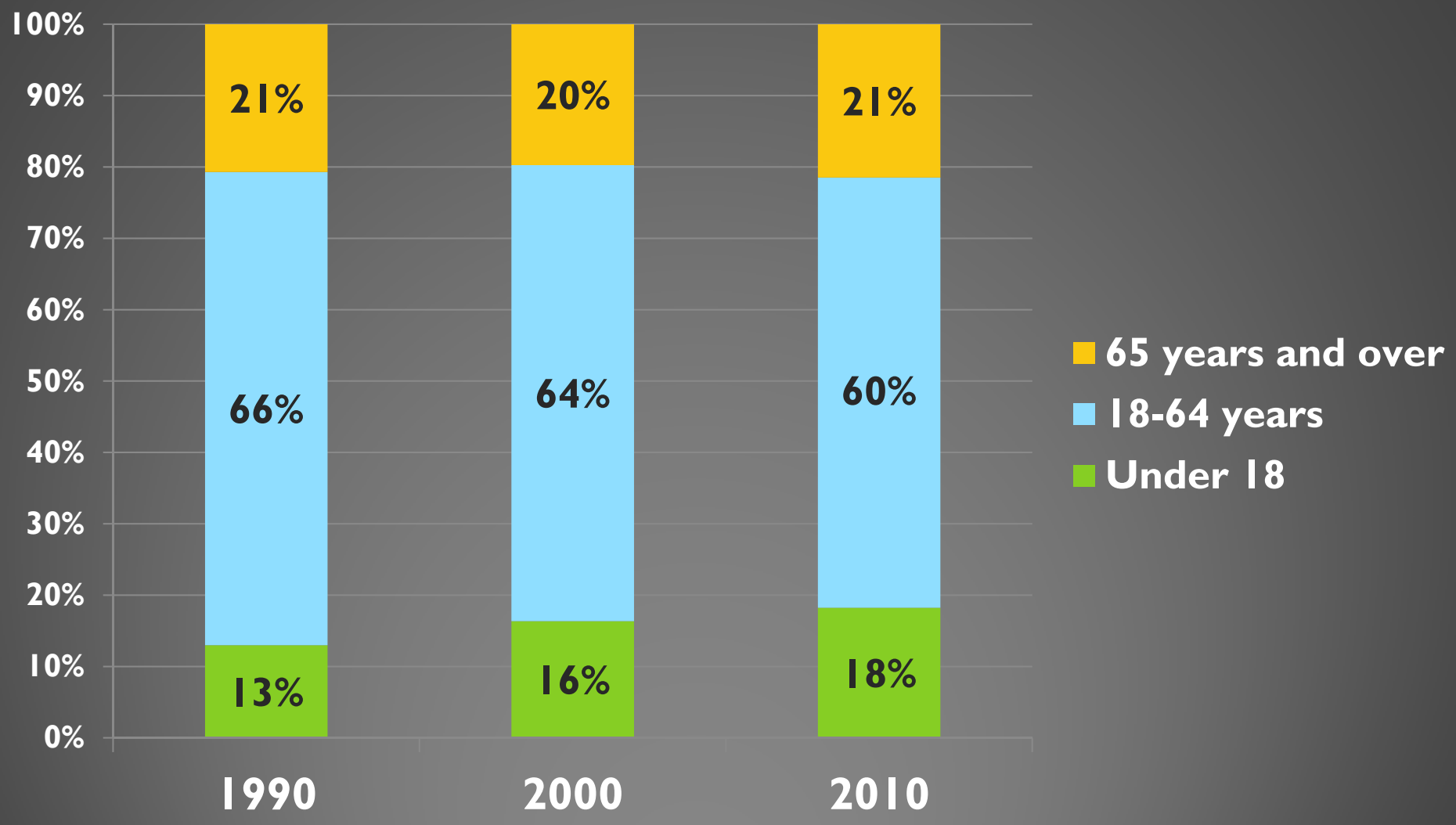
Larkspur, U.S. Census and ABAG 2013 Projections

JOBS PROJECTIONS



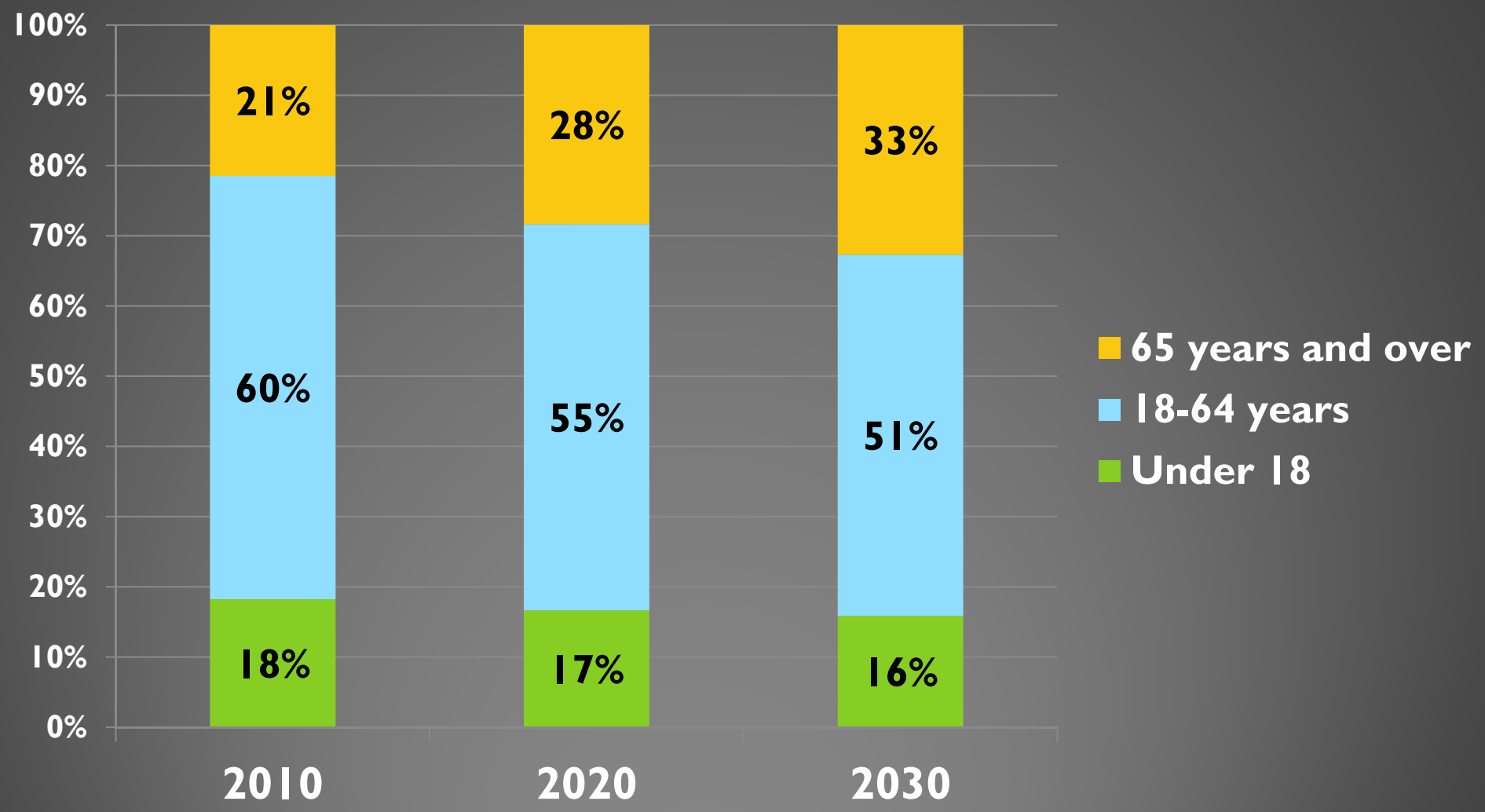
Larkspur, ABAG 2013 Projections

AGE GROUP TRENDS



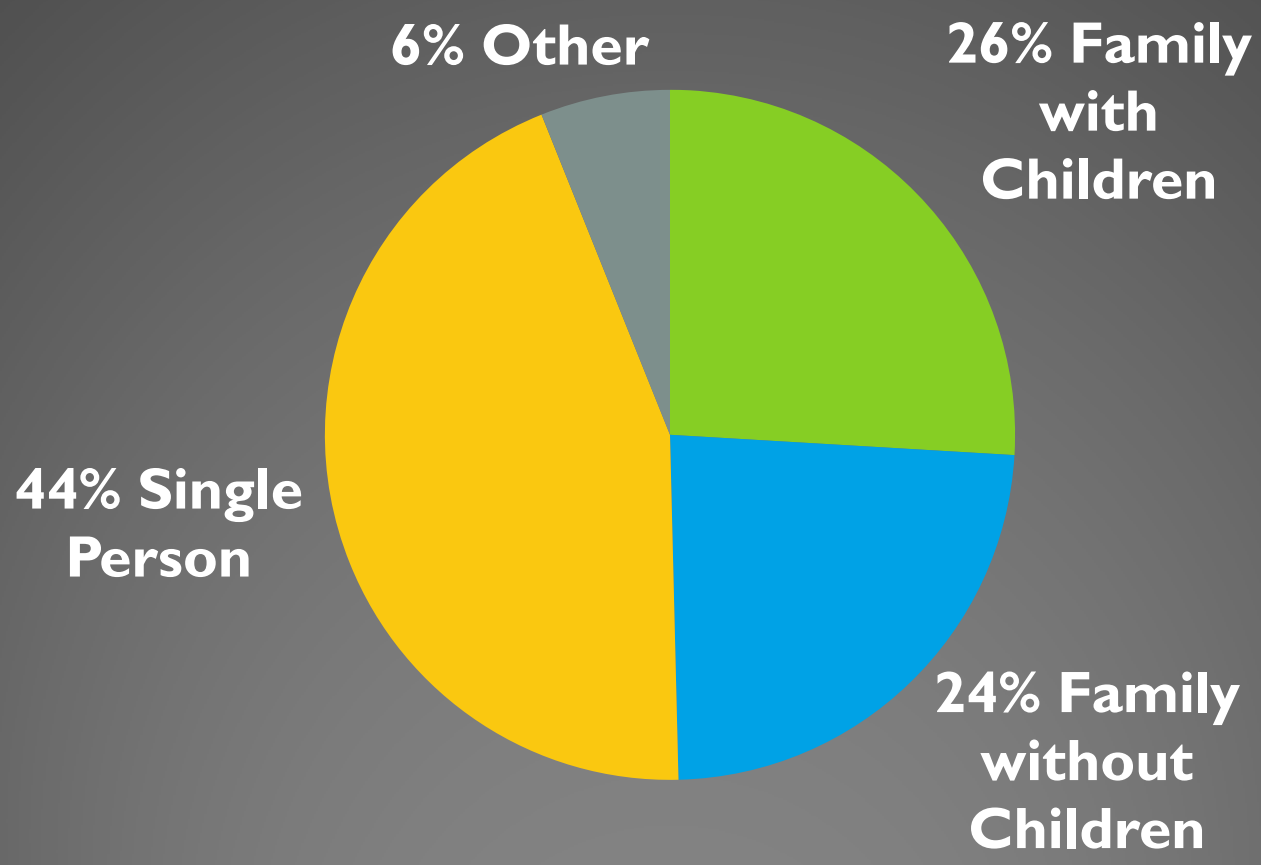
Larkspur, U.S. Census

AGE GROUP PROJECTIONS



Larkspur using Dept. of Finance Projections for Marin County

TYPES OF HOUSEHOLDS



Larkspur, American Community Survey 2012

TENURE

Larkspur, American Community Survey 2012

SPECIAL NEEDS POPULATIONS

- Seniors
  - 24% of senior households pay more than half of their income for housing
- Homeless in Marin County
  - 174 unsheltered homeless people in January 2013
  - 519 sheltered homeless people
  - 240 other sheltered homeless people
  - Larkspur's share is to plan for 9 homeless persons

LARKSPUR MEDIAN HOME PRICES

- In 2013, median sales price was $1,341,000 for a single family home
- $440,000 for a condo or townhome
- A family of four with a moderate income of $124,000 could afford – at most – a $500,000 home

Marin County Assessor

AVERAGE RENTAL RATES IN MARIN

	Studio	1 BR/1BA	2 BR/2BA
Average Rent	$1,378	$1,924	$2,676
Annual Income Needed	$55,000	$77,000	$107,000

RealFacts, Q2 2014

AFFORDABLE RENTS IN MARIN

	Studio	1 BR/1BA	2 BR/1BA
Max Moderate Income	$2,163	$2,473	$2,781
Max Low Income	$1,584	$1,810	$2,036
Average Rent	$1,378	$1,924	$2,025
Max Very Low Income	$990	$1,131	$1,273

RealFacts, Q2 2014

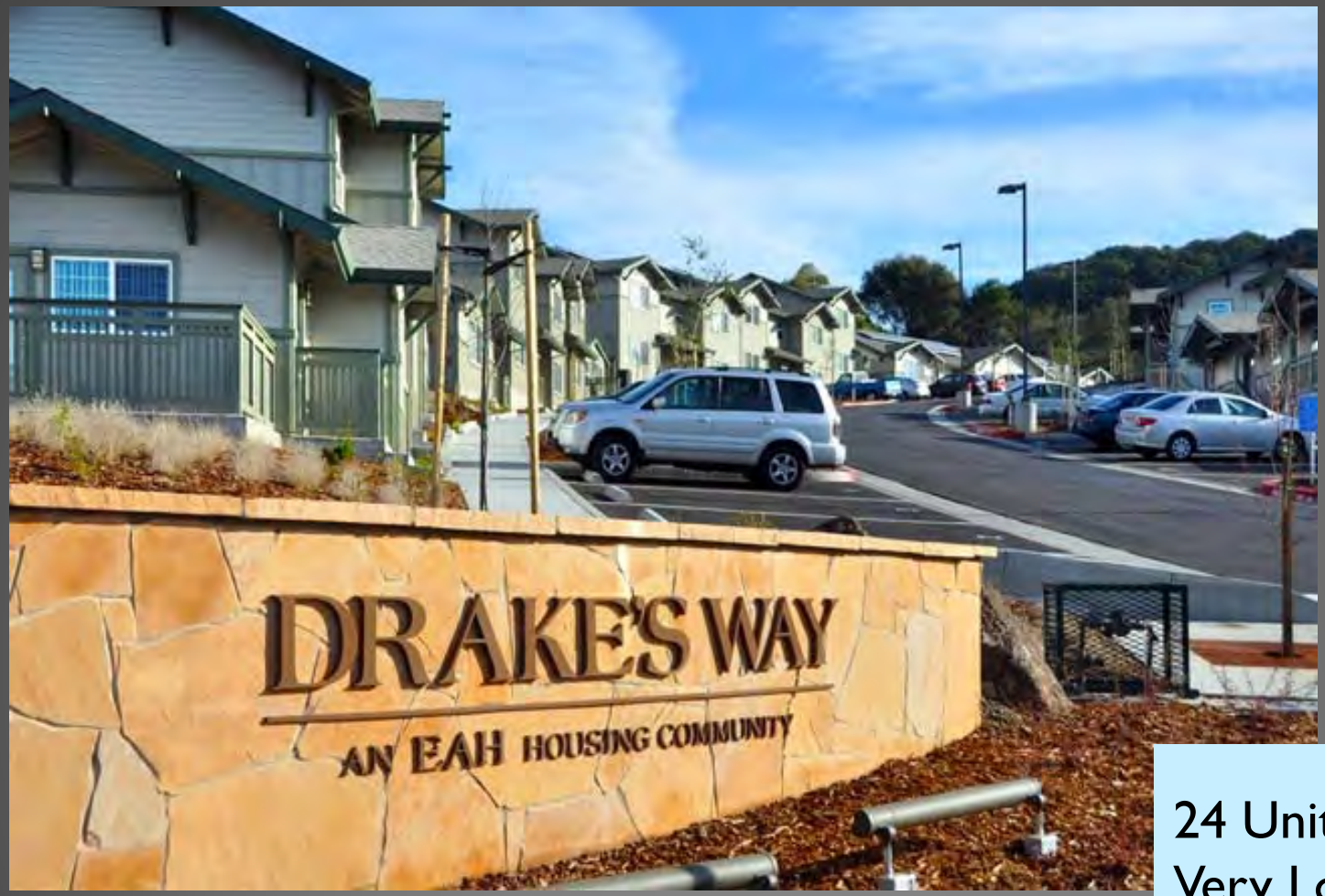
NEEDS ANALYSIS

- Need both rental and ownership housing, for a variety of household types and sizes.
- Apartments can be affordable to low-income households at market rates.
- Condos can be affordable to moderate income households at market rates.

AFFORDABLE HOUSING IN LARKSPUR

- Market Rate Units
- Second Units
- Below Market Rate Units

DRAKE'S WAY



24 Units
Very Low Income

EDGEWATER PLACE

28 apartments

Affordable to low and very low income households

LARKSPUR ISLE

28 Units

- 12 Low Income
- 16 Moderate Income

LARKSPUR COURTS

37 Units

- 19 Low Income
- 18 Moderate Income

CAPE MARIN

20 Below Market Rate Units

- 20 Moderate Income

HOW DO WE PLAN FOR OUR FUTURE HOUSING NEEDS?

STRATEGIES TO MEET RHNA: UNDER CONSTRUCTION OR APPROVED

	Very Low	Low	Mod	Above Mod	Total
RHNA	**40**	**20**	**21**	**51**	**132**
Rose Lane	3	9	8	71	91
Drake's Cove				12	12
2000 Larkspur Landing Circle		12	13	101	126
285 Magnolia				4	4
Single-Family				1	1
Remaining RHNA	**37**	**0**	**0**	**0**	**0**

ROSE LANE

SALES GALLERY
ROSE LANE
CAMELIA COURT
CAMELIA CIRCLE
MEADOWOOD DRIVE
WARD STREET
ORCHID DRIVE
LUPINE COURT
DOHERTY DRIVE
LARKSPUR CREEK
COMMUNITY PARCEL
MODEL
PLAN 5 CORNER HOME
GARDEN HOUSE
CHARMING FAMILY RESIDENCES
TERRACES
55+ CONDOMINIUMS
TERRACE COTTAGES
AGE RESTRICTED COTTAGES
GARDEN HOUSE COTTAGES
BELOW MARKET RATE COTTAGES

2000 LARKSPUR LANDING CIRCLE

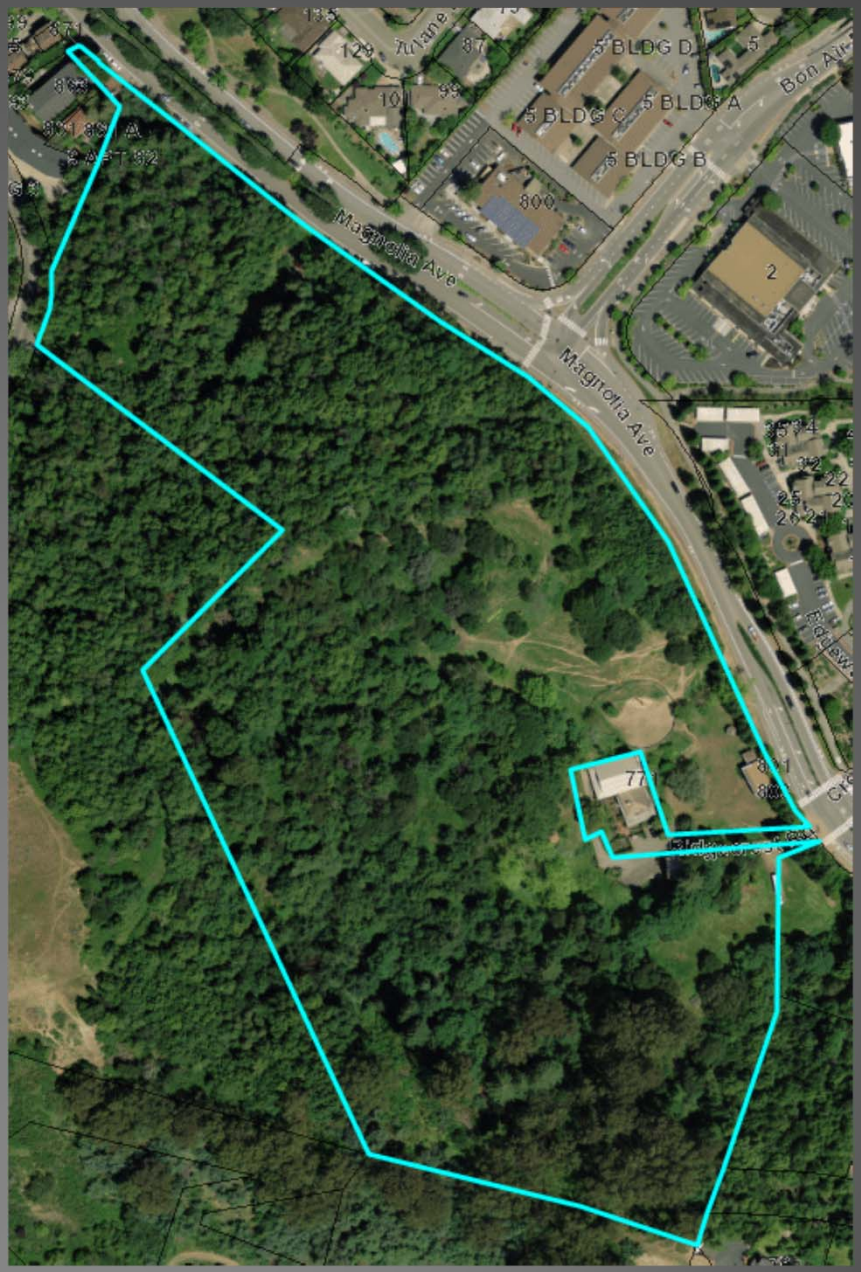
PARKSIDE, 2000 LARKSPUR LANDING CIRCLE

PROJECT SITES FROM 2010 HOUSING ELEMENT

	Very Low	Low	Mod	Above Mod	Total
Adjusted RHNA	**37**	**0**	**0**	**0**	**0**
Tiscornia Winery		2	3	18	23
McLaren Property				6	6
Bon Air Center	28	37	25		90
CLASP Subareas 1&2	3	4	20	20	47
Remaining RHNA	**6**	**0**	**0**	**0**	**0**

TISCORNIA PROPERTY

23.1 acres
Low-density residential
23 potential units



MCLAREN PROPERTY

1.46 acres
Low-density residential
6 potential units

BON AIR SHOPPING CENTER

CLASP SUBAREAS 1&2

47 potential units

Heart of Downtown

Multiple lots, appx. 5.24 acres in total

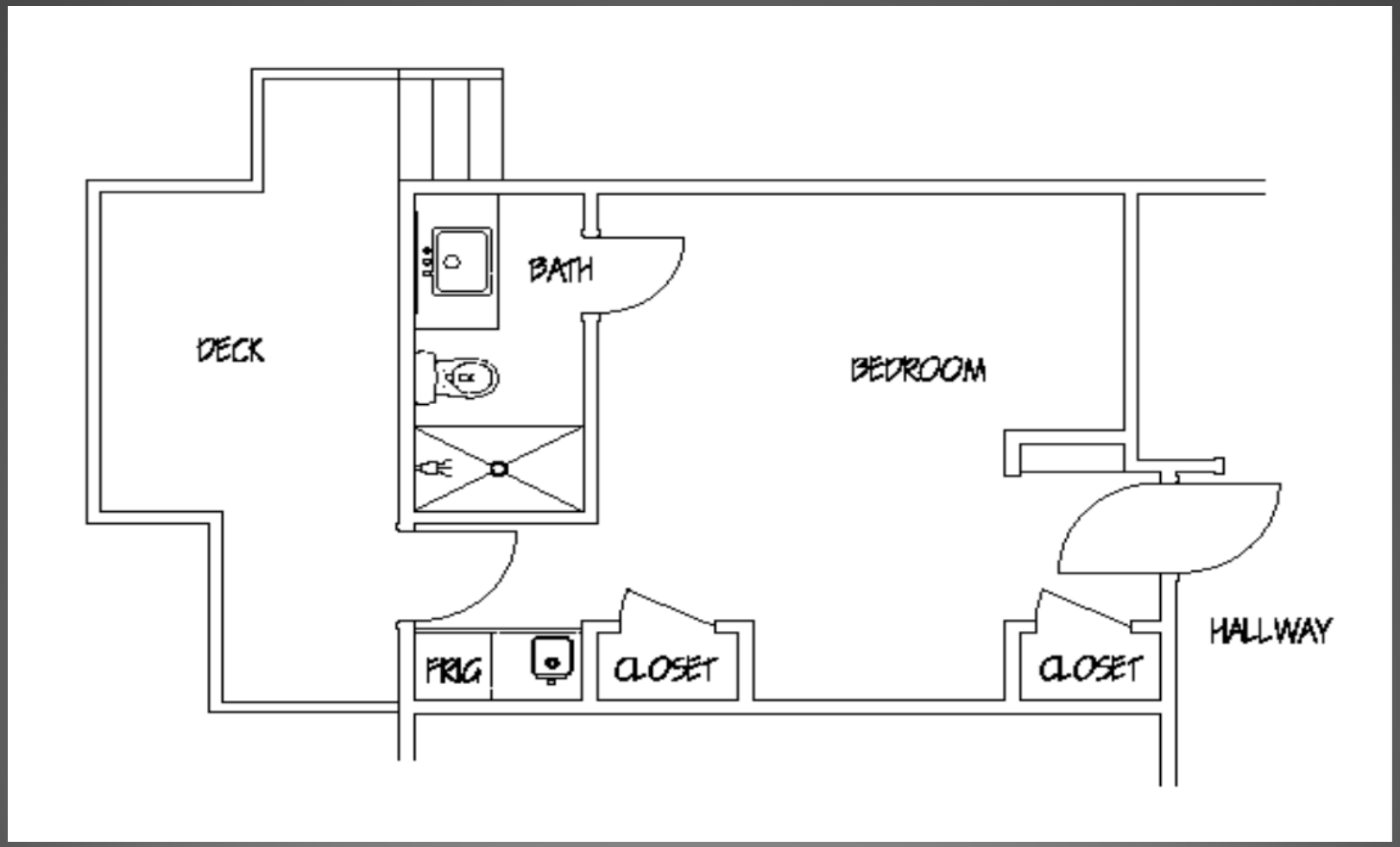
MISCELLANEOUS SITES FROM 2010 HOUSING ELEMENT

	Very Low	Low	Mod	Above Mod	Total
Adjusted RHNA	**6**	**0**	**0**	**0**	**0**
Downtown Area-vacant properties	2	2			4
Downtown Area-above existing commercial	4				4
North end Magnolia Ave.	7				7
New Second Units	4	4			8
Remaining RHNA	**0**	**0**	**0**	**0**	**0**

NEW STRATEGY: JUNIOR SECOND UNITS

- Conversion of an existing bedroom (no expansion)
- Maximum 500 square feet
- Addition of a wet-bar kitchen:
  - Limited sink size
  - Small drain line
  - Limited counter space
  - No gas or 220v electrical service
- Bathroom
- Exterior access
- No additional parking required

EXAMPLE: FLOOR PLAN



EXAMPLE: BEDROOM

EXAMPLE: LIVING AREA

EXAMPLE: KITCHEN

ANOTHER EXAMPLE

QUESTIONS?

DISCUSSION TOPICS

- Are there any additional housing strategies the City should pursue to meet its affordable housing needs and RHNA requirements?
- Are there other housing issues or concerns that should be addressed?

NEXT STEPS

- December/January: Preliminary housing element to Planning Commission
- January: Preliminary housing element to City Council
- January: Preliminary housing element sent to HCD
- April: Planning Commission hearing
- April: City Council adopts housing element

THANK YOU!