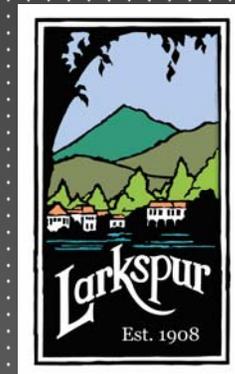


# CITY OF LARKSPUR 2015-2023 HOUSING ELEMENT UPDATE

Planning Commission Public  
Hearing

January 27, 2015

# HOUSING ELEMENT UPDATE PROCESS



**January 2015**  
Draft to  
Planning  
Commission

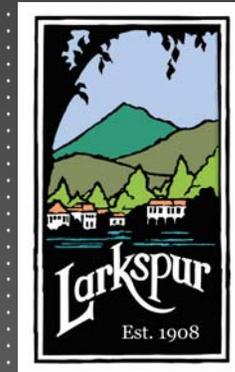


**February 2015**  
Draft to City  
Council



**March/April  
2015**  
HCD 60-Day  
Review

# HOUSING ELEMENT UPDATE PROCESS



**April-May, 2015  
Planning  
Commission  
Recommends  
Adoption**

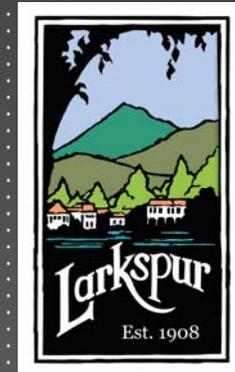


**May 2015  
City Council  
Adopts  
Housing  
Element**



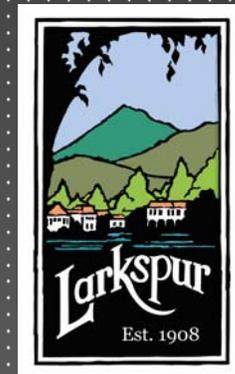
**May 31, 2015  
Housing  
Element must  
be adopted to  
avoid four-year  
cycle**

# HOUSING ELEMENT UPDATE



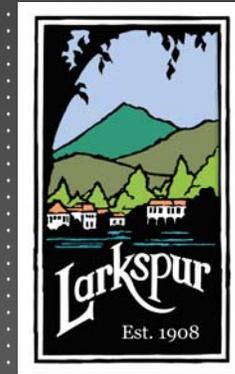
- ▶ Limitations on what Larkspur can do about housing affordability problems
- ▶ City is approaching build-out
- ▶ Remaining residential sites are steep parcels or constrained; Located in low density neighborhoods
- ▶ Primary opportunities through development on a limited number of vacant and underutilized sites, mixed-use sites, and second units

# HOUSING ELEMENT REQUIREMENTS



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

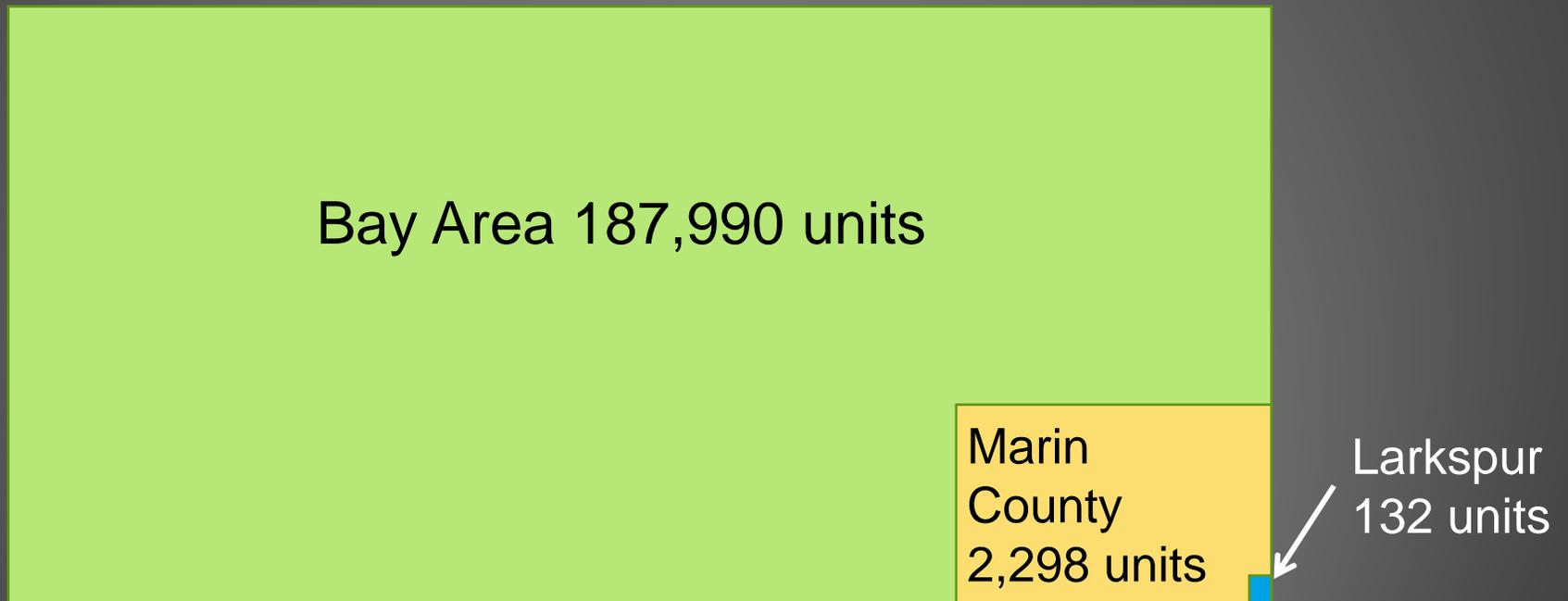
# HOUSING ELEMENT REQUIREMENTS: RHNA



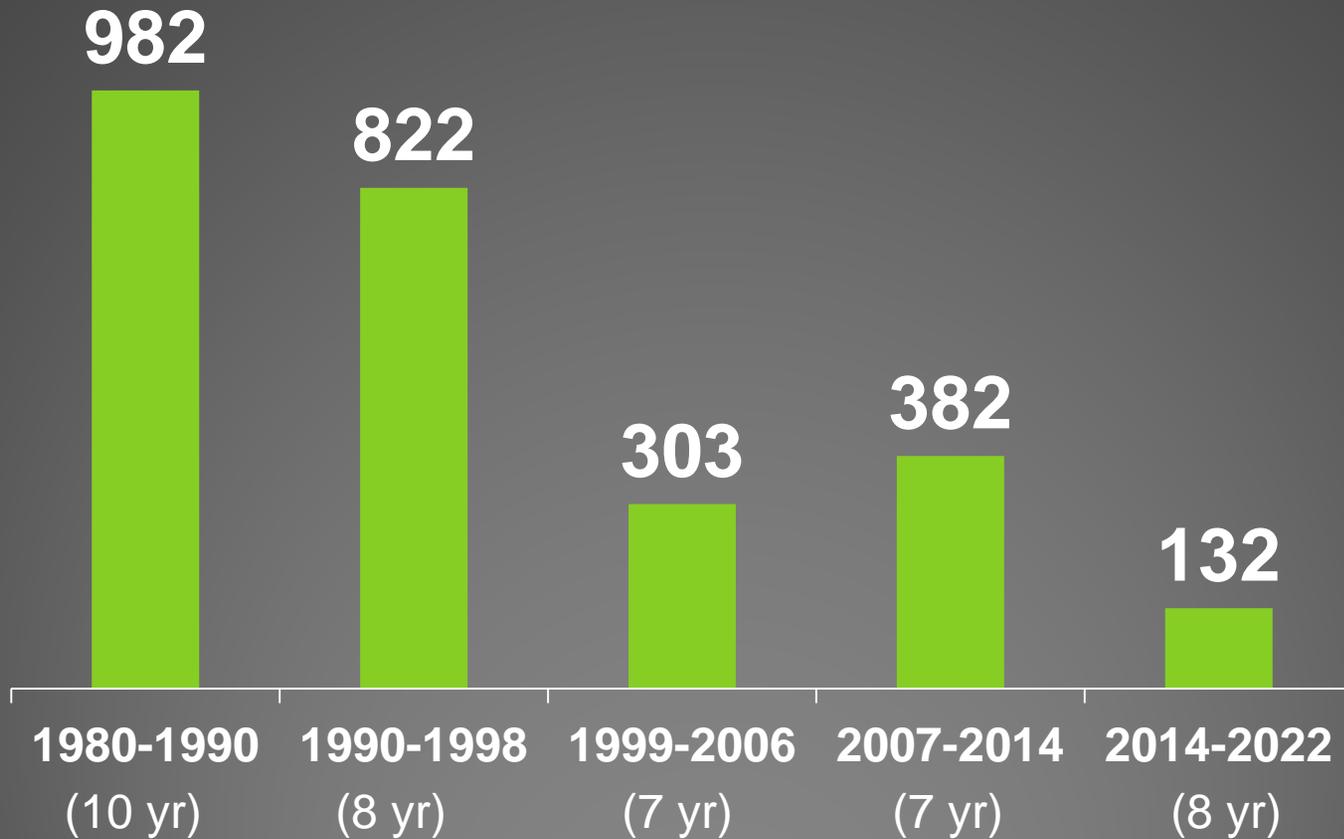
- ▶ Regional Housing Needs Allocation (RHNA) process ensures local governments provide sufficient, appropriately zoned land for new housing to address projected population growth and job generation.

# REGIONAL HOUSING NEED ASSESSMENT (RHNA)

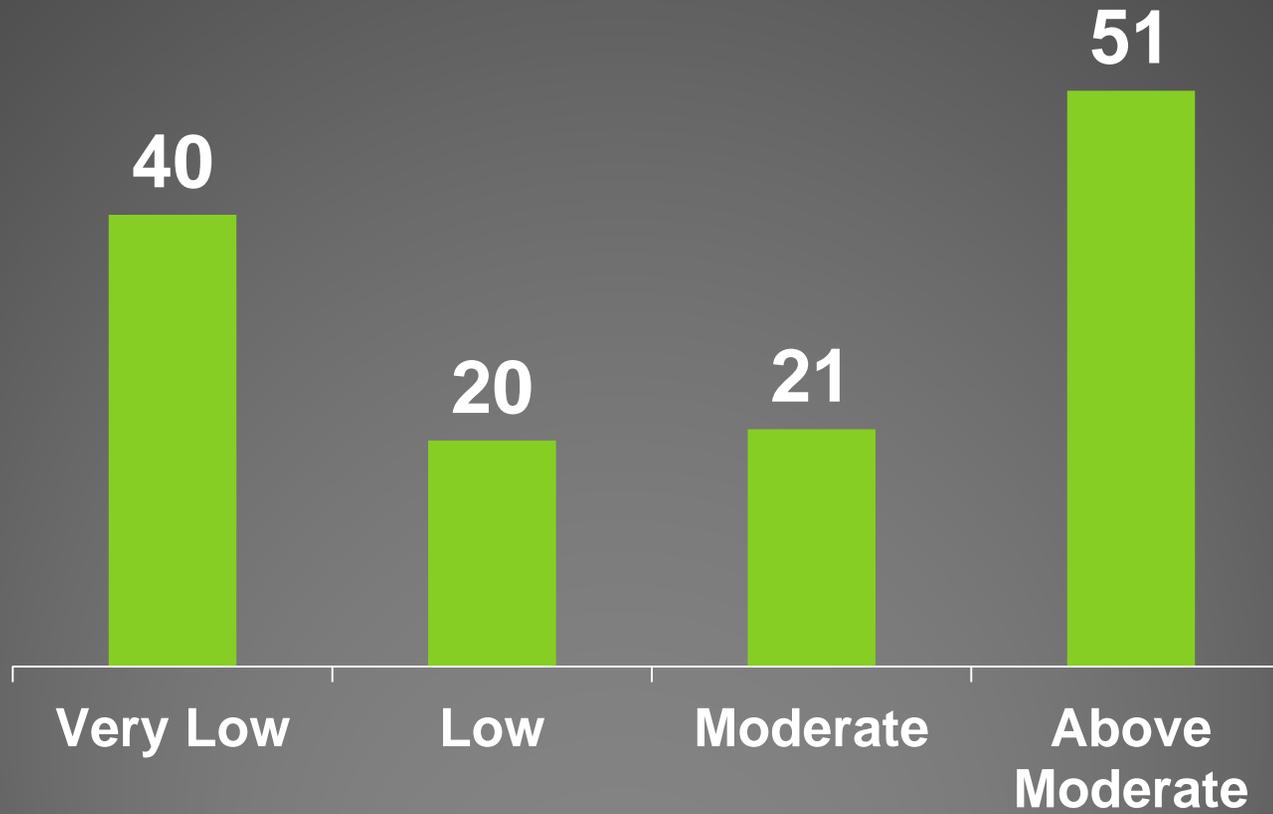
- ▶ HCD determines regional need
- ▶ ABAG develops RHNA for cities and counties



# RHNA HISTORY FOR LARKSPUR



# RHNA FOR 2014-2022



# INCOME CATEGORIES

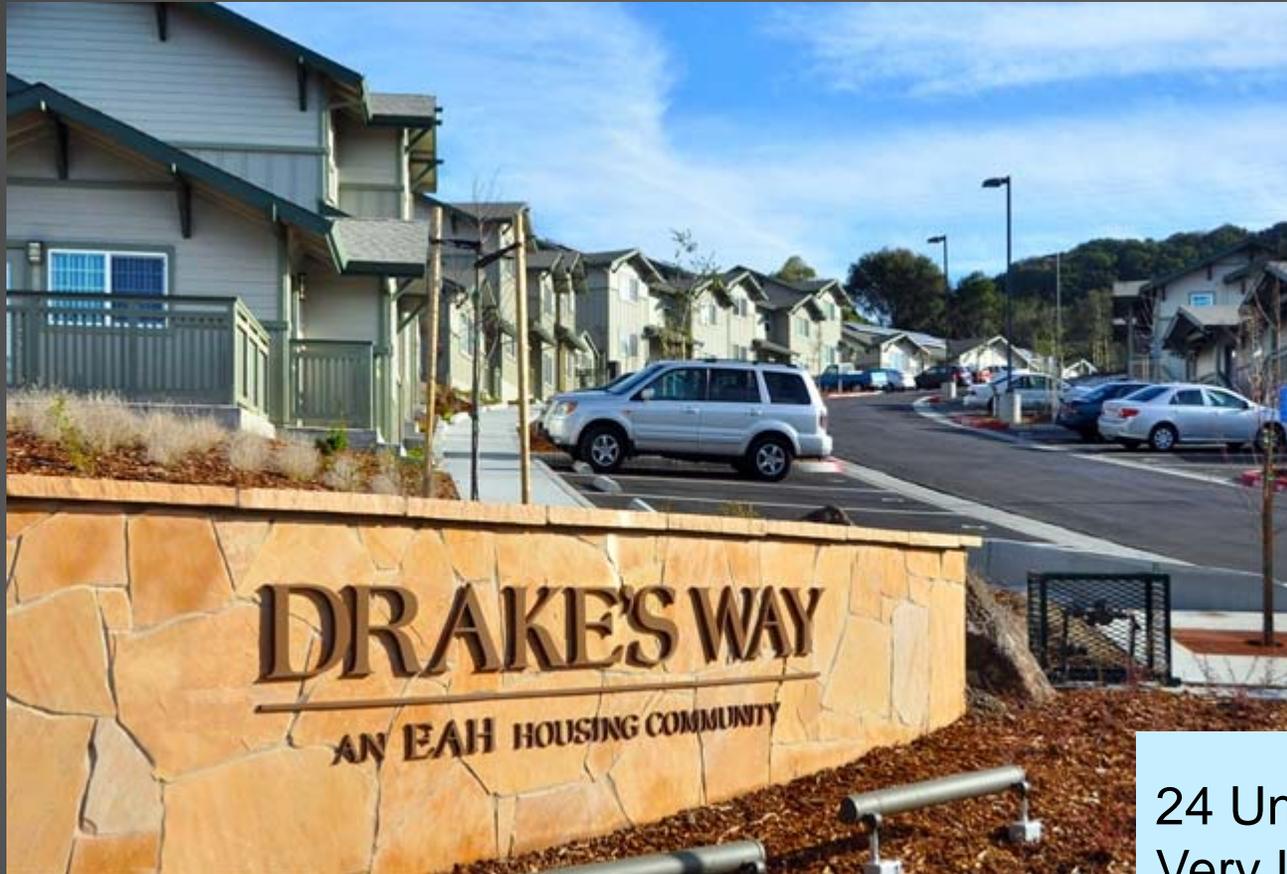
<b>Very Low Income</b>	<b>Up to 50% of Median</b>	<b>Up to \$57,000</b>
<b>Low Income</b>	<b>50-80% of Median</b>	<b>Up to \$91,000</b>
<b>Moderate Income</b>	<b>80-120% of Median</b>	<b>Up to \$124,000</b>
<b>Above Moderate Income</b>	<b>Over 120% of Median</b>	<b>Over \$124,000</b>

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

# 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
- ▶ Continued Partnership with Marin Housing Authority to Manage Deed Restricted Housing Stock

# 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

# 2015-2023 DRAFT HOUSING ELEMENT STREAMLINED REVIEW BY HCD:

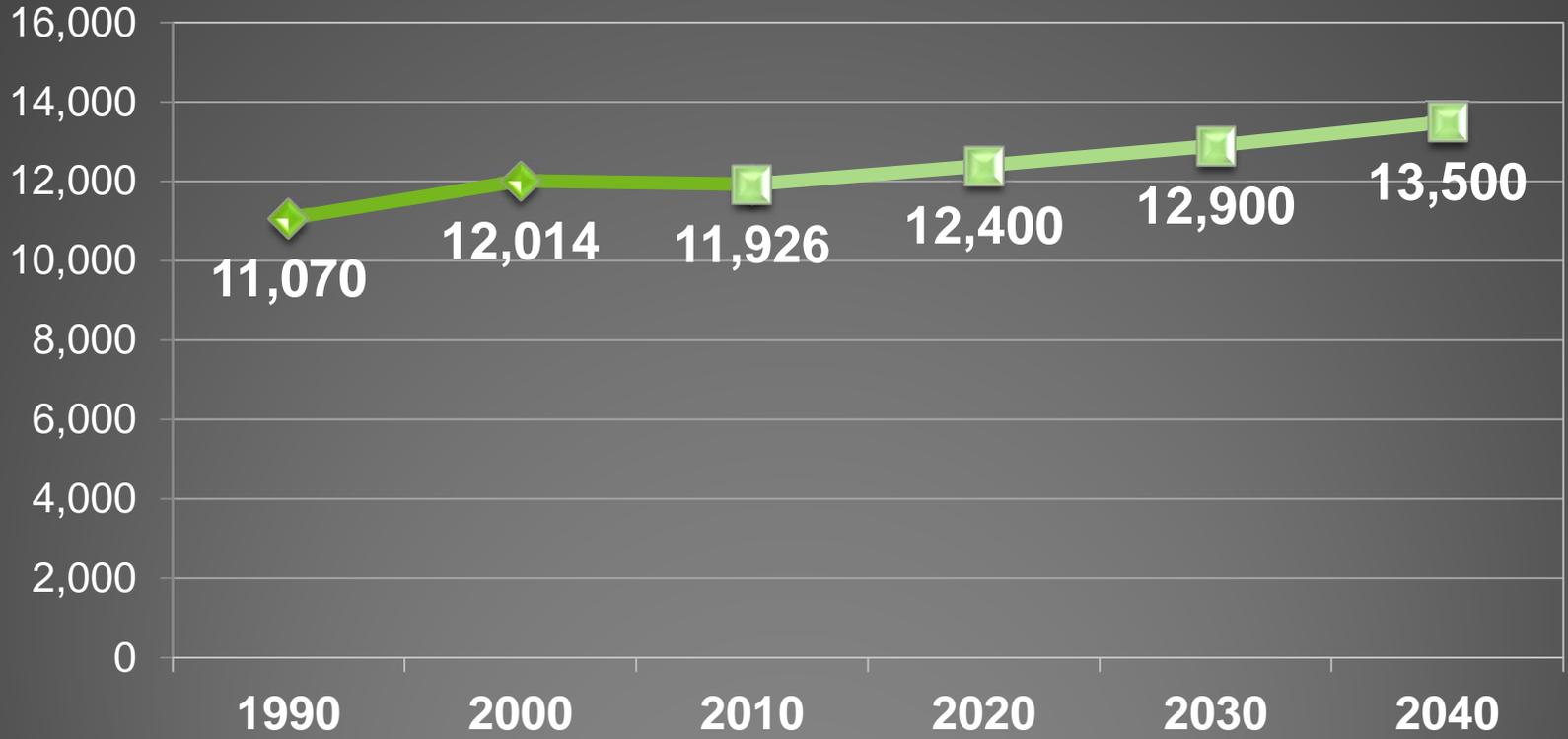
- ▶ Designed to create a more transparent and efficient process
- ▶ Requires certified element and compliance with certain State laws
- ▶ Start with the 2010 Housing Element
- ▶ Indicate changes in ~~strikethrough~~ and underline or **highlighting**
- ▶ HCD accepts what has previously found to be in compliance, including housing opportunity sites

# 2015-2023 DRAFT HOUSING ELEMENT DEMOGRAPHICS AND HOUSING NEEDS ANALYSIS

Updated data on:

- ▶ Population, employment trends and projections
- ▶ Household and housing stock characteristics
- ▶ Housing costs and affordability
- ▶ Special needs populations

# DEMOGRAPHIC TRENDS: POPULATION



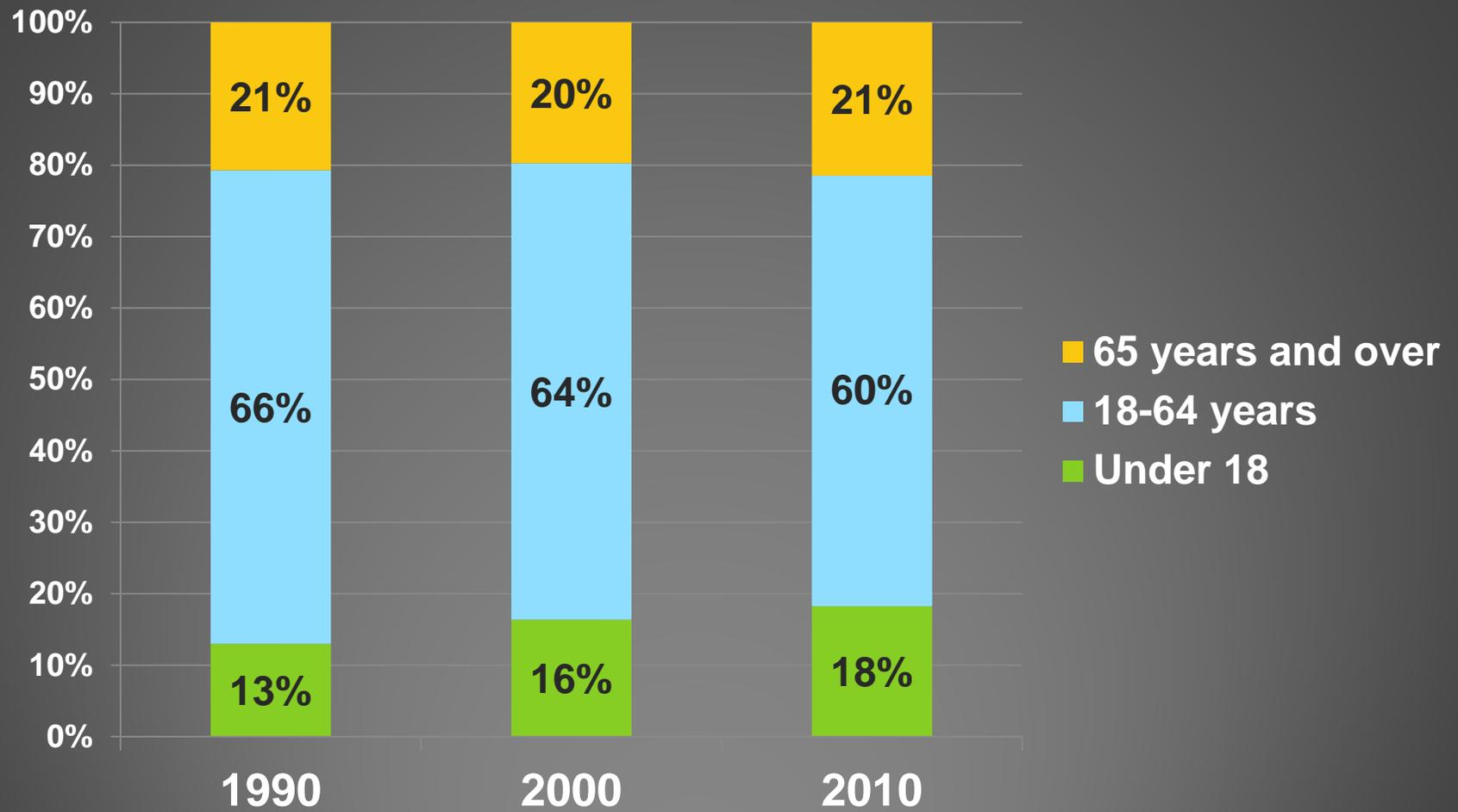
Larkspur, U.S. Census and ABAG 2013 Projections

# JOBS PROJECTIONS



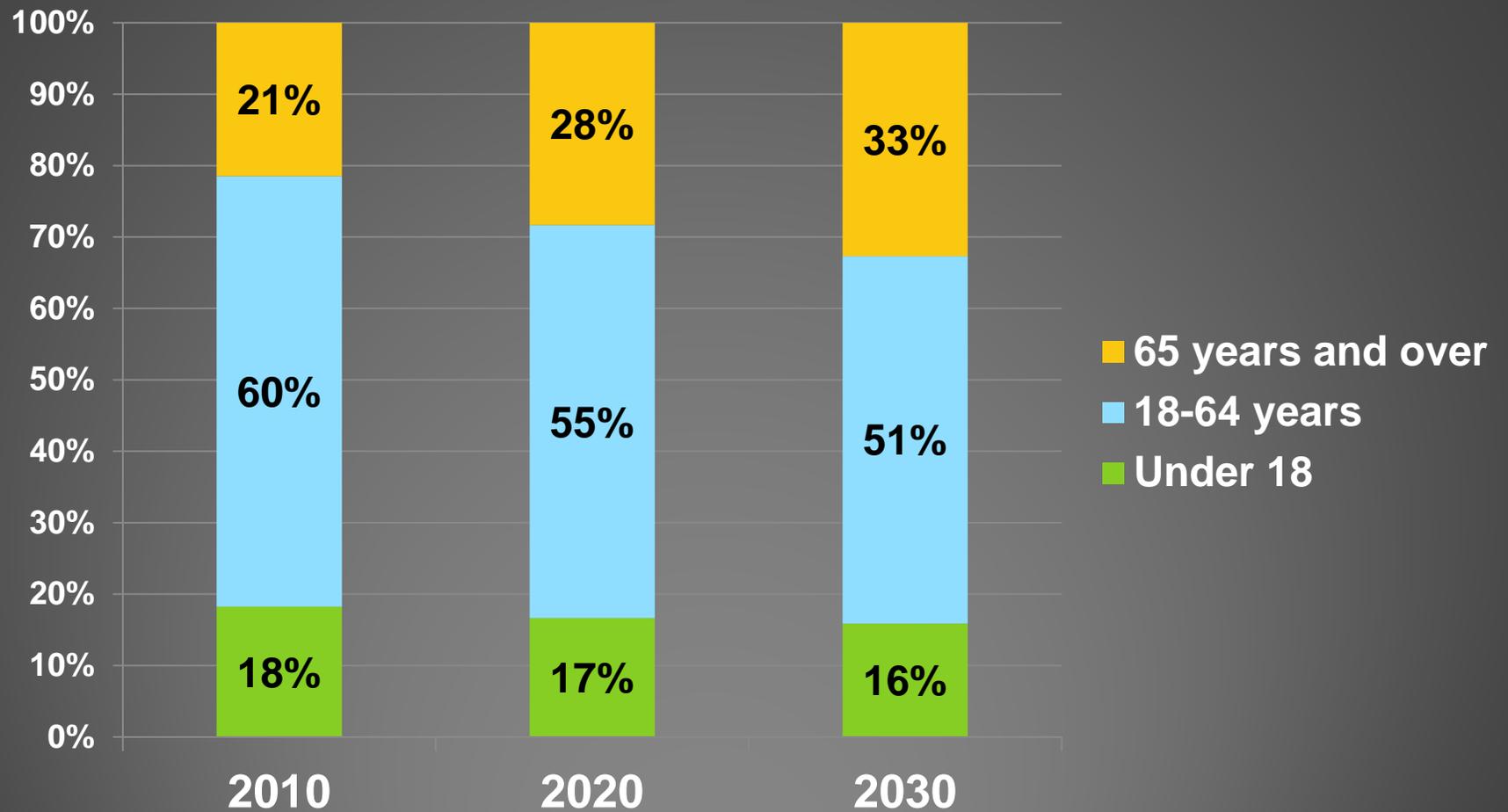
Larkspur, ABAG 2013 Projections

# AGE GROUP TRENDS



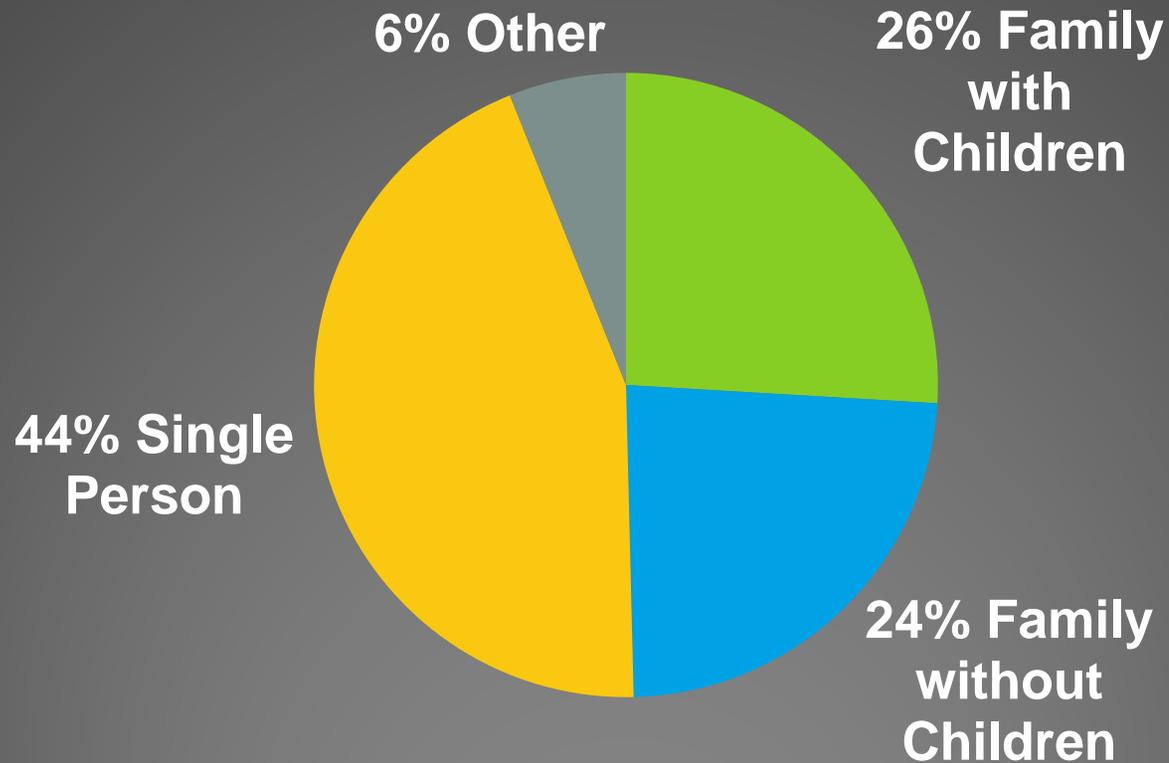
Larkspur, U.S. Census

# AGE GROUP PROJECTIONS

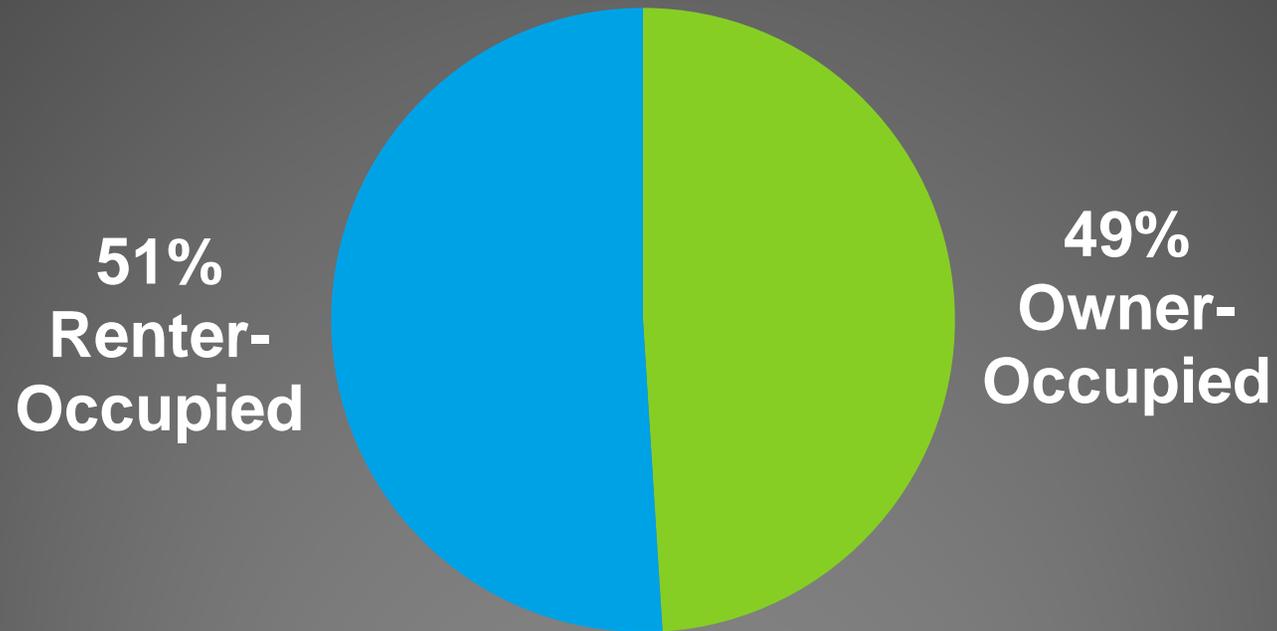


Larkspur using Dept. of Finance Projections for Marin County

# TYPES OF HOUSEHOLDS



# TENURE



Larkspur, American Community Survey 2012

# 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

# NEEDS ANALYSIS

- ▶ Small rate of population growth requires some additional housing
- ▶ Aging population requires smaller units, more flexible options for in-home caregivers
- ▶ Additional income can make it possible for seniors to afford to age in place
- ▶ Smaller units provide more affordable options for young adults and workforce

# 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.

# CHANGES TO HOUSING CONSTRAINTS

## CHAPTER:

Updated information on non-governmental and governmental constraints

- ▶ Provided zoning for emergency shelters
- ▶ Transitional and supportive housing
- ▶ Reasonable accommodation procedures
- ▶ State density bonus

*All required to be eligible for streamlined review*

# 2014-2022 DRAFT HOUSING ELEMENT UPDATE SITES INVENTORY AND ANALYSIS CHAPTER

- ▶ Carryover of same sites that were identified in the 2010 housing element
- ▶ “Default Density” standard on several Site to meet Very Low and Low RHNA requirement
- ▶ Second units and Junior second units

# STRATEGIES TO MEET RHNA: UNDER CONSTRUCTION OR APPROVED

	Very Low	Low	Mod	Above Mod	Total
<b>RHNA</b>	<b>40</b>	<b>20</b>	<b>21</b>	<b>51</b>	<b>132</b>
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
<b>Remaining RHNA</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>37</b>

# DEFAULT DENSITY: PROJECT SITES ZONED 20/DU'S PER ACRE

SITE	UNITS
CLASP Subareas 1&2	47
North End Magnolia (Misc)	7
Downtown Area Above Commercial (Misc)	4
Downtown Area Vacant	4
Bon Air Center	40
<b>Total Units (Toward Low and Very Low)</b>	<b>102</b>

# BON AIR SHOPPING CENTER



16.6 acres  
Reduced to 40  
potential units over  
commercial

# CLASP SUBAREAS 1&2

**47 potential  
units**

**Heart of  
Downtown**

**Multiple  
lots, appx.  
5.24 acres  
in total**



# MISCELLANEOUS SITES

<b>SITE</b>	<b>Very Low</b>	<b>Low</b>	<b>Mod</b>	<b>Above Mod</b>
McLaren Property	0	0	0	6
Tiscornia	0	2	3	0
New Second Units	5	6	5	0
<b>Total</b>	<b>5</b>	<b>8</b>	<b>8</b>	<b>6</b>

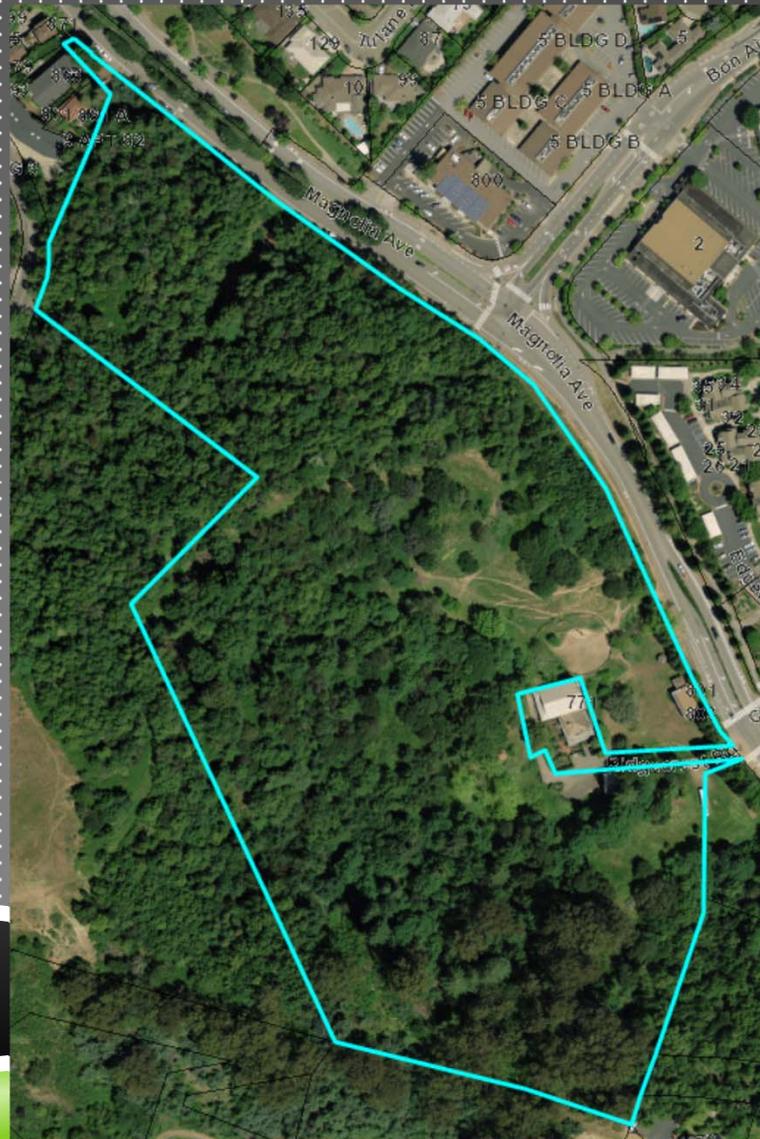
# MCLAREN PROPERTY



**1.46 acres**  
**Low-density**  
**residential**  
**6 potential units**

# TISCORNIA PROPERTY

23.1 acres  
Low-density residential  
23 potential units



# CHANGES TO GOALS, POLICIES AND PROGRAMS CHAPTERS

- ▶ Added Quantified Objective Summary
- ▶ Evaluation of 2011 Housing Element Programs (Appendix B)
- ▶ Revise programs based on evaluation
- ▶ Deleted programs that were implemented or are no longer relevant.

# NEW STRATEGY FOR AFFORDABLE HOUSING: 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: BEDROOM



# EXAMPLE: LIVING AREA



# EXAMPLE: KITCHEN

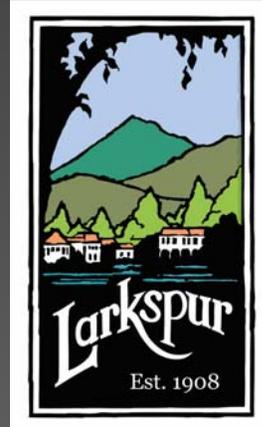


# ANOTHER EXAMPLE



# NEXT STEPS

- ▶ February: Preliminary Housing Element to City Council
- ▶ February: Preliminary Housing Element sent to HCD (60-Day Review)
- ▶ April-May: Planning Commission hearing on Final Draft Housing Element
- ▶ May: City Council adopts housing element (May 31<sup>st</sup> Deadline)



THANK YOU!