

Town of San Anselmo RHNA Appeal

ABAG Administrative Committee
October 15, 2021



Overview of Town of San Anselmo Appeal

Appeal Request:

- Reduce allocation by 558 units (67%) from 833 units to 275 units.

Appeal basis cited:

- ABAG's local jurisdiction survey was not in compliance with state law.
- ABAG failed to adequately consider information submitted in the local jurisdiction survey.
- ABAG failed to determine the share of the regional housing need in accordance with the methodology.
- A significant and unforeseen change in circumstances has occurred that merits revision of information submitted as part of the local jurisdiction survey.



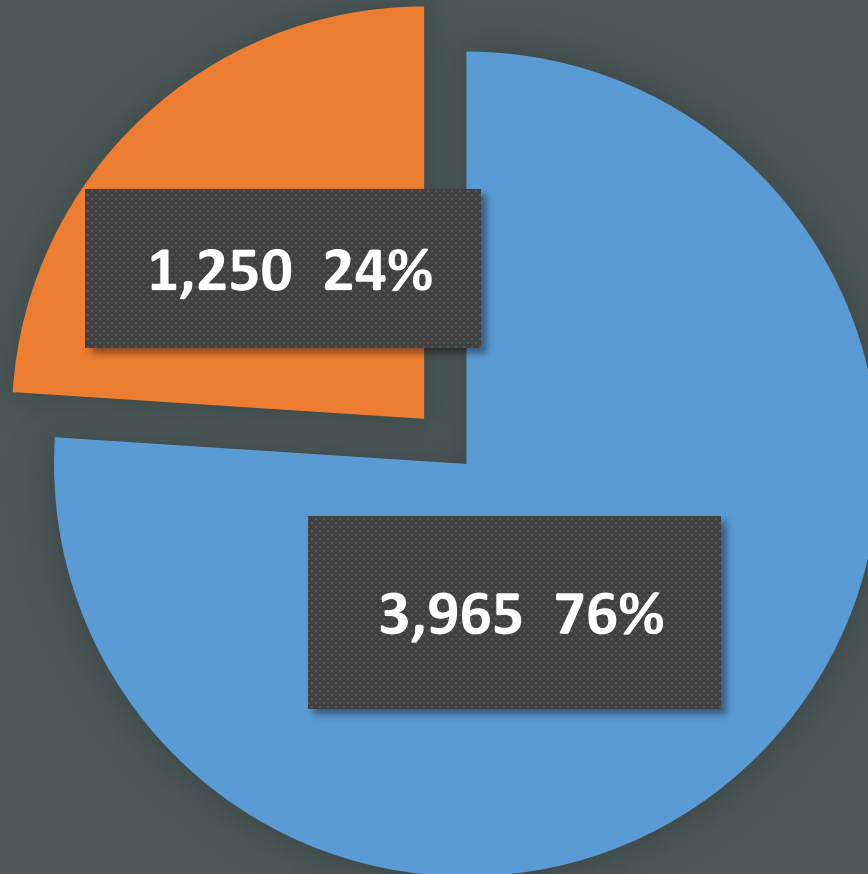
Background



	Total Units
More than 4 units	757
4 Units	84
3 Units	123
2 Units	704
Single family	3,922
Total Units	5,590



Renter / Owner



San Anselmo RHNA

		Very Low	Low	Moderate	Above Moderate	Total
1st Cycle	1980-1988		120	37	176	333
2nd Cycle	1988-1998	9	8	9	21	47
3rd Cycle	1999-2006	32	13	39	65	149
4th Cycle	2007-2014	26	19	21	47	113
5th Cycle	2015-2023	33	17	19	37	106
DRAFT	2023-2031	253	145	121	314	833

686% INCREASE



Issue #1: ABAG survey did not request all minimum information required under Govt. Code Section 65584.04 (e):

- Existing and projected jobs and housing relationship - for all income levels (Gov. Code Sec. 65584.04(e)(1))
- Distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure. (Gov. Code Sec. 65584.04(e)(3)).



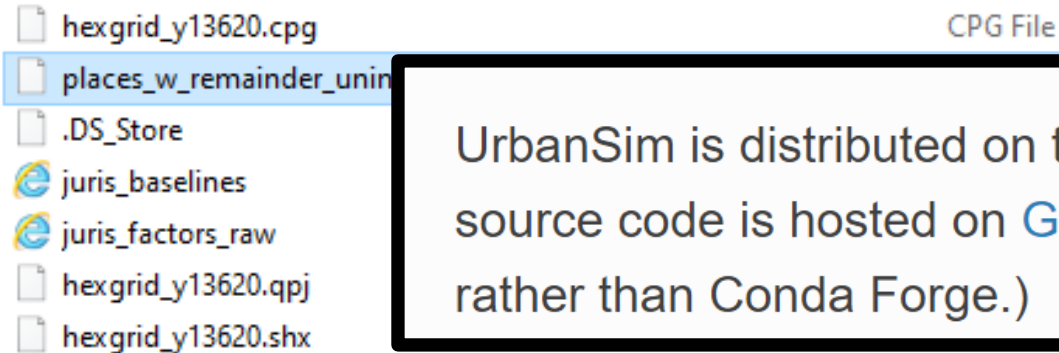
Issue #2: ABAG failed to determine the share of the RHNA in accordance with the methodology

- Impossible for local jurisdictions to verify accuracy of information
- For example: the Town of San Anselmo has no Major Transit stop yet is identified as a “Transit-Rich” area



Data Not Accessible

MTC, Travel Model One, Model Run 2015_06_002 (Source: Plan Bay Area 2040, 2017)



UrbanSim is distributed on the [Python Package Index](#). The source code is hosted on [GitHub](#). (UrbanSim version 2.8.0 is available on GitHub rather than Conda Forge.)

Name

Type

.ipynb_checkpoints

data

output

plots

.DS_Store

ABAG RHNA Cycle 6.ipynb

DS_STORE File

IPYNB File

Name

Type

PBA2050 VMT summary.ipynb IPYNB File

← → ↻ 🏠 🔒 opendata.arcgis.com/datasets/d97b4f72543a40b2b85d59ac085e01a0_0.zip

{"errors":{"title":"Resource Not Found","status":404,"message":"The requested resource was not found"}}

Issue #3: ABAG failed to adequately consider the local government survey information for the methodology

- The Top 5 survey responses cited Availability of Land and Suitability of Land as a constraint/barrier to housing

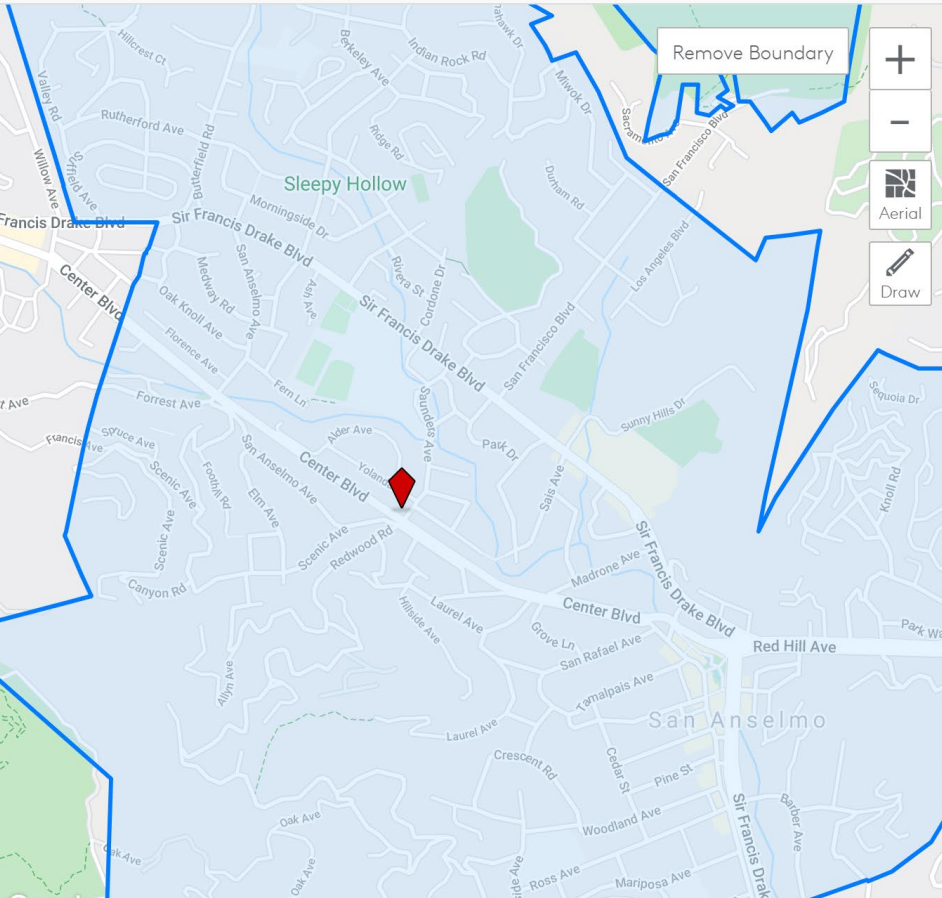


Constraints to Development

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California / San Anselmo / San Anselmo Commercial Real Estate for Sale



1 Saunders Ave
Garcia & Associates
San Anselmo, CA
\$1,850,000
3,175 SF Office Building
Built in 1924

Lot area:
4,751 sq. ft.
Site Cost:
\$389/sq. ft.

Example of San Anselmo Housing Site

SAN ANSELMO



Issue #4: The draft RHNA conflicts with the distribution of household growth assumed for Plan Bay Area 2050

- Look at distribution of RHNA against a comparable time period of PBA 2050



Issue #5: New information

- Drought conditions
- Drought conditions/Climate change warrant inclusion of locally adopted fire hazard areas in methodology

