

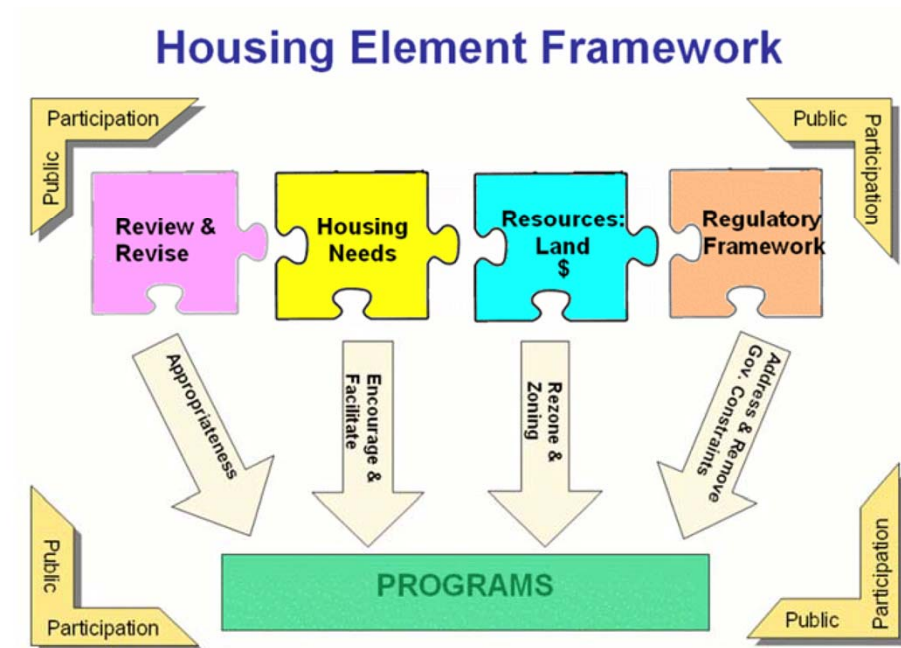




- Beginning in 1969, California has required that all local jurisdictions adequately plan for the housing needs of its community at every income level by adopting Housing Elements as part of local General Plans.
 - The City is currently part of an 8-year cycle update and is kicking off our 2023-2031 planning effort this month.
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- Past Performance
- Housing Needs
- Sites Inventory
- Constraints Analysis
- Housing Plan
- Community Engagement



Housing Element Update Schedule

Phase One: Housing Needs



- Draft Outreach Plan
- Establish Website
- City Council Presentation and Feedback
- Initial Outreach
- WORKSHOP #1 Housing Needs
- City Council Update

SEPT
2021

OCT
2021

Phase Two: Site Analysis



- WORKSHOP #2 Preliminary Site Analysis
- City Council Update
- Ongoing Outreach

NOV-DEC
2021

JAN-MAR
2022

Phase 4: Policy Development



- Focus Group with DEI
- Workshop #4: Housing Policies and Programs
- Farmers Market
- Labor Day Pancake Breakfast
- Ongoing Outreach

APR - MAY
2022

JUN-AUG
2022

Adoption of Element



- Planning Commission Hearing
- City Council Hearing
- Review by HCD
- Additional Hearings if Needed

SEP - NOV
2022

JAN
2023

Phase 3: Draft Scenarios



- Focus Groups (DEI and Other)
- Farmers Market
- Joint CC/PC Meeting
- Workshop #3 Review Draft Scenarios
- Ongoing Outreach

Development of Draft Document



- Public Review Draft Document
- Planning Commission
- City Council
- Revised Draft Document
- Environmental Review

Certification of Housing Element by HCD





- Potentially significant fines – up to \$100,000 per month.
 - Loss of eligibility for regional funding for housing, transportation and parks.
 - Potential loss of City rights to deny projects.
 - Shift to a four-year housing cycle instead of eight.
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- Increased requirements for additional outreach and data analysis mandated by AB 686 expanding the Fair Employment and Housing Act.
- Higher Housing Projections – Regional Housing Needs Allocation

RHNA Cycle	Mill Valley RHNA
2023-2031	865
2014-2022	129
2007-2014	292
1999-2006	225

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- Additional justification for Site Inventory.
 - Potential for Rezoning



TABLE 2: Summary of Total Units Allocated to Mill Valley by RHNA Cycle

RHNA Cycle	Mill Valley RHNA
2023-2031	865
2014-2022	129
2007-2014	292
1999-2006	225



- Council Outreach Presentation from our Consultant Team
September 13
 - Virtual Public Meeting #1
Thursday, September 23, 2021
6:30 PM
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