1A. HOUSING ELEMENT ORIENTATION

What is a Housing Element?

The Housing Element is one of eight required elements of the General Plan, along with land use, circulation, open space, conservation, safety, noise and environmental justice. It is essentially the Town's plan for addressing local housing needs.

What's in our Housing Element?





Key components of the Housing Element include:

- An inventory of available sites for housing in Ross
- A projection of the number of housing units that could realistically be accommodated on each site in view of past trends and local conditions
- An assessment of local housing needs, potential constraints to housing production, and fair housing issues - which means any factors that impede access to housing for disadvantaged groups like the disabled, the elderly, or racial of linguistic minorities.
- A program of actions to address identified needs, constraints and fair housing issues.

Why Update the Housing Element?

By law, each city or town in California must update its Housing Element every eight years to plan for the next 8-year cycle and account for changing demographics and market conditions. Jurisdictions that fail to adopt a certified Housing Element may be subject to penalties and fines.

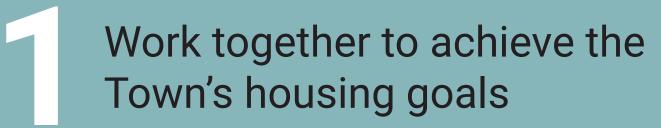
Available Land Inventory

	Assessor Parcel	1002545366		Maximum Allowable			Realistic Unit		Infrastr ture
	Number	. Address	Zone	Units*	General Plan Designation	Acres	Capacity	Existing Use	, Capaci
	mily Housing Site								
1	073-191-16	37 Sir Francis Drake Boulevard	C-D	4**	Civic District: public service and small scale residential	0.25	2	Vacant area of site developed for Town government and public safety buildings	Yes
2	073-141-03;	39 Fernhill	R-1:8-A	32	Quasi- Public/Private Service	16.25	3	The Branson School	Yes
	073-082-01; 073-082-12; 073-151-05				Specialized, smaller scale residential				
3	072-231-23	30 Sir Francis Drake	c-c	6**	Recreational/ Cultural, smaller scale residential	10.1	3	Community cultural center and garden	Yes
Single Fa	mily Housing Site	5							
	012-081-07, 072-031-49, 012-121-33, 012-121-03	End of Upper Toyon, adjacent to 400 Upper Toyon, San Rafael	R-1:8-5A	4	Very Low Density	9.23	2	Vacant	Yes
	072-031-01	End of Pomeroy	R-1:8-5A	2	Very Low Density	2.82	1	Vacant	Yes
	072-031-33	End of Pomeroy	R-1:8-5A	4	Very Low Density	14	2	Single family residence	Yes
	072-031-04	Above Bellagio	R-1:8-5A	2	Very Low Density	3.78	1	Vacant	Yes
	072-031-40	1 Bellagio	R-1:8-5A	2	Very Low Density	1.74	1	Vacant	Yes
	073-011-26	Between 7 and 25 Upper Road	R-1:B-	6	Very Low Density	36.54	3	Vacant	Yes
	073-072-07	north of 36 Glenwood	R-1:8-A	2	Very Low Density	1.15	2	Vacant	Yes
	073-122-15	206 Lagunitas Road	R-1:B-A	2	Very Low Density	1.03	1	Vacant	Yes
	073-291-13	End of Willow Hill Road	R-1:B-5A	2	Very Low Density	5.16	1	Vacant	Yes
	073-291-14	End of Willow Hill Road	R-1:8-5A	2	Very Low Density	2.9	1	Vacant	Yes
	073-291-29	200 Hillside, above 98 Chestnut	R-1:8-5A	2	Very Low Density	3.76	1	Vacant	Yes
Mixed-U	se and Multifami	ly Housing Sites							
4	073-272-15	7 Redwood	C-L	19	Local Service Commercial	0.15	5	One-story commercial	Yes
5	073-273-12	13-19 Ross Common	C-L	13	Local Service Commercial	0.11	4	One-story commercial	Yes
6	073-272-09	16 Ross Common	C-L	12	Local Service Commercial	0.1	4	One-story commercial with 1 living unit	Yes
7	073-272-10	20-22 Ross Common	C-L	10	Local Service Commercial	0.09	3	One-story commercial	Yes
8	073-273-10	23 Ross Common	C-L	31	Local Service Commercial	0.25	4	Two-story commercial	Yes
econd u	Units and Caretak	er Units							
		various	Residenti al		Residential	Varies	90	Developed & Vacant	Yes



The program of actions is organized around the following goals:

Maintain and enhance existing housing and blend well-designed new housing into existing neighborhoods



Use our land efficiently to increase the range of housing options and to meet housing needs for all economic segments of the community

Provide housing for special needs populations

Monitor program effectiveness and respond to housing needs

Are these goals still valid? Would you recommend edits or additions?

Scan QR code or visit https://www.surveymonkey.com/r/Board1A



Town of Ross | Housing Element Update