

# 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 or 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 Number	Address	Zone	Maximum Allowable Units*	General Plan Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	
<b>Multi-Family Housing Sites</b>									
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; 073-082-01; 073-082-12; 073-151-05	39 Fernhill	R-1-B-A	32	Quasi- Public/Private Service Specialized, smaller scale residential	16.25	3	The Branson School	Yes
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
<b>Single Family Housing Sites</b>									
	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-B-5A	4	Very Low Density	9.23	2	Vacant	Yes
	072-051-01	End of Pomeroy	R-1-B-5A	2	Very Low Density	2.82	1	Vacant	Yes
	072-051-33	End of Pomeroy	R-1-B-5A	4	Very Low Density	14	2	Single family residence	Yes
	072-051-04	Above Bellagio	R-1-B-5A	2	Very Low Density	3.78	1	Vacant	Yes
	072-031-40	1 Bellagio	R-1-B-5A	2	Very Low Density	1.74	1	Vacant	Yes
	073-011-26	Between 7 and 25 Upper Road	R-1-B-10A	6	Very Low Density	36.54	3	Vacant	Yes
	073-072-07	north of 36 Glenwood	R-1-B-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-B-5A	2	Very Low Density	2.9	1	Vacant	Yes
	073-291-29	200 Hillside, above 9B Chestnut	R-1-B-5A	2	Very Low Density	3.76	1	Vacant	Yes
<b>Mixed-Use and Multifamily Housing Sites</b>									
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
<b>Second Units and Caretaker Units</b>									
	various		Residential		Residential	Varies	90	Developed & Vacant	Yes



The program of actions is organized around the following goals:

**1** Work together to achieve the Town's housing goals

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

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

**4** Provide housing for special needs populations

**5** 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>

