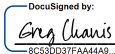


REGIONAL HOUSING NEEDS ALLOCATION

Association of Bay Area Governments

2023-2031 Regional Housing Needs Assessment (RHNA) Appeal Request

Submit appeal requests and supporting documentation via DocuSign by 5:00 pm PST on July 9, 2021.

Late submissions will not be accepted. Send questions to rhna@bayareametro.govJurisdiction Whose Allocation is Being Appealed: Town of TiburonFiling Party: HCD Jurisdiction: Town of TiburonContact Name: Dina Tasini Title: Director of Community DevelopmentPhone: 415-435-7393 Email: dtasini@townoftiburon.org**APPEAL AUTHORIZED BY:**Name: Greg ChanisSignature: Date: 7/8/2021**PLEASE SELECT BELOW:**

- Mayor
- Chair, County Board of Supervisors
- City Manager
- Chief Administrative Officer
- Other: _____

IDENTIFY ONE OR MORE BASES FOR APPEAL [Government Code Section 65584.5(b)]

- ABAG failed to adequately consider information submitted in the Local Jurisdiction Survey regarding RHNA Factors (Government Code Section 65584.04(e)) and Affirmatively Furthering Fair Housing (See Government Code Section 65584.04(b)(2) and 65584(d)(5)):
- Existing and projected jobs and housing relationship.
 - Sewer or water infrastructure constraints for additional development due to laws, regulatory actions, or decisions made by a provider other than the local jurisdiction.
 - Availability of land suitable for urban development or for conversion to residential use.
 - Lands protected from urban development under existing federal or state programs.
 - County policies to preserve prime agricultural land.
 - Distribution of household growth assumed for Plan Bay Area 2050.
 - County-city agreements to direct growth toward incorporated areas of county.
 - Loss of units contained in assisted housing developments.
 - Households paying more than 30% or 50% of their income in rent.
 - The rate of overcrowding.
 - Housing needs of farmworkers.
 - Housing needs generated by the presence of a university campus within a jurisdiction.
 - Housing needs of individuals and families experiencing homelessness.
 - Loss of units during a declared state of emergency from January 31, 2015 to February 5, 2020.
 - The region's greenhouse gas emissions targets to be met by Plan Bay Area 2050.
 - Affirmatively furthering fair housing.
- ABAG failed to determine the jurisdiction's Draft RHNA Allocation in accordance with the Final RHNA Methodology and in a manner that furthers, and does not undermine the RHNA Objectives (see Government Code Section 65584(d) for the RHNA Objectives).
- A significant and unforeseen change in circumstances has occurred in the local jurisdiction or jurisdictions that merits a revision of the information submitted in the Local Jurisdiction Survey (*appeals based on change of circumstance can only be made by the jurisdiction or jurisdictions where the change occurred*).

Pursuant to Government Code Section 65584.05, appeals shall be based upon comparable data available for all affected jurisdictions and accepted planning methodology, and supported by adequate documentation, and shall include a statement as to why the revision is necessary to further the intent of the objectives listed in Government Code Section 65584(d). An appeal shall be consistent with, and not to the detriment of, [the development pattern in the sustainable communities strategy \(Plan Bay Area 2050 Final Blueprint\)](#). (Click here)

Number of units requested to be reduced or added to jurisdiction’s Draft RHNA Allocation:

Decrease Number of Units: 103 Increase Number of Units: _____

Brief description of appeal request and statement on why this revision is necessary to further the intent of the objectives listed in Government Code Section 65584(d) and how the revision is consistent with, and not to the detriment, of the development pattern in Plan Bay Area 2050. Please include supporting documentation for evidence as needed, and attach additional pages if you need more room.

Appeal 1: ABAG Failed to Determine Tiburon’s Draft RHNA Allocation in Accordance with the Final RHNA Methodology

The final RHNA methodology is described in the Association of Bay Area Governments’ Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), which was approved by the ABAG Executive Board on May 20, 2021 (“RHNA Plan”).

According to the RHNA Plan, “[t]he baseline allocation is used to assign each jurisdiction a beginning share of the RHND. The baseline allocation is based on each jurisdiction’s share of the region’s total households in the year 2050 from the Plan Bay Area 2050 Final Blueprint.” (RHNA Plan, p. 15).

The baseline allocation and factors which are used to adjust the baseline allocation are shown in Appendix 4 of the RHNA Plan. Unfortunately, these numbers are rounded and cannot be used in this format to recreate the RHNA calculation. For Tiburon’s actual baseline allocation, we refer to column E in ABAG’s juris_baselines.xlsx file (Attachment 1), which shows a baseline allocation for Tiburon of 0.00126382, or .126382% (these figures are rounded here but not in the Excel files).

The factors shown in Appendix 4 of the RHNA plan are 1.5 for the Access to High Opportunity Areas (AHOA) factor, 0.6 for the Jobs Proximity – Auto (JPA) factor, and 0.5 for the Jobs Proximity – Transit (JPT) factor. These factors may be rounded, but there is no documentation to conclude that they should not be taken at their face value. In any event, we are assuming the highest range of the AHOA factor, which is given the greatest weight in the calculation.

See Attachment for additional pages and supportive information.

List of supporting documentation, by title and number of pages

- 1. _____
- 2. _____
- 3. _____



Click here to attach files

The maximum file size is 25MB. To submit larger files, please contact rhna@bayareametro.gov.

Attachment 1: Description of Appeal Request – Additional Pages

As shown in Attachment 3 (see worksheet “Recalculated RHNA”), the recalculated RHNA is 593 units, which is 7% lower than Tiburon’s RHNA allocation of 639 units. Even the AHOA factor allocation, which assumes the highest possible value in the 0.5 – 1.5 range, produces an allocation that is 34 units fewer than the corresponding RHNA allocation.

As shown in Attachment 3 (see worksheet “Implied Growth”), a baseline allocation of 0.136% is necessary to result in a RHNA allocation of 639 units for Tiburon. This means that Tiburon is projected to have 0.136% of the region’s 4,043,000 households in 2050 identified in the Plan Bay Area Final Blueprint Growth Pattern (“Final Blueprint”) (Attachment 4), or 5,498 housing units. This is a **46.5% increase** over the 2015 level.

The Final Blueprint identifies 2015-2050 growth for the region’s counties and sub-county areas or “superdistricts.” Marin County’s growth for the 2015-2050 period is 34% and the South Marin superdistrict, of which Tiburon is a part, is 21%. Both of these growth rates are significantly lower than the one assigned to Tiburon. In fact, Tiburon’s growth rate is more than double the South Marin District growth rate of 21%. Table 1 below shows the growth rates for the South Marin District jurisdictions as calculated from the draft RHNA allocations. There is a wide range of growth rates, with no explanation for the disparity.

Table 1: Implied Growth Rates for South Marin Jurisdictions

	Implied Growth Rate 2015 - 2050	South Marin Superdistrict Growth Rate 2015-2050	Difference
Belvedere	48.00%	21.00%	27.00%
Corte Madera	57.30%	21.00%	36.30%
Larkspur	35.60%	21.00%	14.60%
Mill Valley	14.00%	21.00%	-7.00%
Sausalito	25.70%	21.00%	4.70%
Tiburon	46.50%	21.00%	25.50%

Furthermore, the calculated growth rate for the South Marin superdistrict, when combining the incorporated cities and towns and after factoring in the unincorporated areas, exceeds the 21% growth rate for the South Marin district as identified in the Final Blueprint.

There is no publicly available methodology to demonstrate how the individual jurisdictions’ baselines were calculated. The RHNA Plan simply states, “The final RHNA methodology incorporates the Plan Bay Area 2050 Final Blueprint as the data source for the baseline allocation used to assign each jurisdiction a beginning share of the RHND, using each jurisdiction’s share of the region’s households in the year 2050.” (RHNA Plan, p. 30).

The RHNA Plan further states, “... the Final Blueprint prioritizes housing growth in three types of growth geographies, Priority Development Areas nominated by local jurisdictions, Transit-

Rich Areas with lower greenhouse gas emissions potential, and High-Resource Areas with excellent access to jobs, schools, and more.” (RHNA Plan, p. 31). Downtown Tiburon is identified as a Transit Rich Area within a High Resource Area in the Final Blueprint Growth Geographies (Attachment 5). Presumably, it is the presence of this Transit Rich Area within a High Resource Area – which encompasses a small portion of Tiburon’s land area – that accounts for the 46.5% growth rate assigned to Tiburon. This would mean that ABAG’s RHNA methodology double counts the High Resource Area impact on Tiburon’s RHNA allocation, once in the manipulation of the baseline allocation and another in the application of the AHOA factor. It also directs additional growth to a “Transit Rich” area after concluding, in the development of the Jobs Proximity – Transit factor, that Tiburon’s JPT factor is at the lowest end of the scale at 0.5.

ABAG has failed to determine Tiburon’s RHNA allocation using a methodology that is documented in the RHNA Plan and that is consistent with the South Marin’s 21% growth rate as identified in the Final Blueprint.

Appeal 2: ABAG failed to adequately consider the availability of land suitable for urban development or for conversion to residential use.

In its response to ABAG’s jurisdiction survey, the Town identified “Land Suitability” and “Availability of Vacant Land” as constraints to development of additional housing by 2030 (Attachment 6, Question 7). ABAG failed to adequately consider this information.

The RHNA Plan states that the Final Blueprint Growth Geographies are derived from the UrbanSim 2.0 land use model, which is in turn used to develop the baseline allocations for the individual jurisdictions. ABAG has not made this data publicly available. Instead, the Town analyzed ABAG’s land use data available in the ABAG/MTC Housing Element Site Selection Tool (“HESS Tool”).

The HESS Tool identifies housing sites within each jurisdiction according to three color-coded categories.

- Green sites are Adequate Sites that can accommodate RHNA at any income category
- Yellow sites are Potential Sites that may accommodate RHNA with further analysis or rezoning
- Red sites are Highly Constrained sites where development is inhibited

The Hess Tool identifies sites for Tiburon as follows:

- No Adequate Sites
- 2,373 Potential Sites
- 1,308 Highly Constrained sites

These are shown in Figure 1 in Attachment 7.

Of the 2,373 Potential Sites, 98.8% are developed according to the HESS Tool. The Town analyzed a random 10% sample of these Potential Sites, shown in blue in Figure 2 in Attachment 7.

ABAG calculates the total acreage of the Potential Sites sample at 122.03 acres. The Marin County Assessor shows these parcels totaling 74.86 acres, meaning that ABAG has overcounted the acreage by 63% (Attachment 8). Moreover, the median size of these parcels is 0.22 acres, and the vast majority are developed with a single family or multifamily dwelling. Given the Town’s experience with residential redevelopment, it is unlikely that these parcels would be redeveloped even if the density were increased. In fact, the trend has been for property owners to consolidate parcels for one single family house and to convert existing two-family houses into a single-family house.

ABAG identifies 29 Potential Sites as vacant, totaling 28.17 acres. Sites not designated as open space and over 0.5 acres, which are considered adequate by HCD to accommodate multifamily housing affordable to lower-income households, total 18.26 acres according to ABAG. An analysis of Marin County Assessor data shows that ABAG has overcounted the acreage associated with these sites. ABAG overcounted total acreage by 58% and the acreage of Potential Sites over 0.5 acres and not designated open space by 84%.

Table 2: ABAG and Marin County Assessor Data for Potential Sites

Source	Total Acreage	Acreage of Potential Sites over 0.5 Acres not Designated Open Space
ABAG Potential Sites Acreage Data		
ABAG’s HESS Tool	28.17	18.28
Tiburon’s Independent Review of Parcel Size (Acres) Based on Readily Available Data		
Marin County Assessor Data	17.79	9.94
ABAG Acreage Error	10.38 (ABAG 58% overcount)	8.34 acres (ABAG 84% overcount)

Of the 29 Potential Sites identified by ABAG as vacant, only 18 are actually vacant. Of these, only six parcels are over 0.5 acres and not designated open space, and these are all in hillside areas where there are steep slopes ranging from 25% to 56% (see Figures 3-9 in Attachment 7), and highly constrained evacuation and emergency route access. Only one of these parcels is in the ABAG/MTC-defined Transit Rich Area, and this parcel has a 38% slope. None of these six vacant parcels are suitable for high density multifamily housing.

As discussed above, the baseline allocation assigned to Tiburon appears to be inflated by the presence of a “Transit Rich Area within a High Resource Area” in the Tiburon downtown, where there is limited commuter ferry service (one AM and one PM trip to San Francisco and two PM trips from San Francisco to Tiburon) connected to one bus route. Commuter ferry service is provided by the Golden Gate Bridge, Highway and Transportation District, which must lease use of the privately-owned ferry dock. The annual ferry ridership is approximately 195,000 (FY 2019), or about 560 riders per day, and is less than 1 percent of

the total Golden Gate District ridership (source: <https://www.goldengate.org/ferry/history-research/statistics-ridership/>). According to the California Public Resources Code, the ferry dock does not qualify as a major transit stop (PRC §21064.3). Therefore, housing projects in this area are not eligible for environmental review screening under SB 743 and density bonuses associated with transit-oriented development under Government Code §65915-65918.

Moreover, directing growth to the “Transit Rich Area” fails to take into account that there is no vacant land and extremely limited, if any, underutilized land within the area, as evidenced by the Town’s evaluation of ABAG’s own housing element sites tool . In addition, a significant amount of this land area is in a FEMA 100-year flood zone (Attachment 9), is vulnerable to sea level rise (Attachment 10) and is highly vulnerable to liquefaction (Attachment 11).

The HESS tool significantly overstates the amount of vacant and underutilized land that is potentially available for additional housing, including land in the Transit Rich area identified in the Final Blueprint Growth Geographies. The Town concludes that ABAG has not adequately considered the actual availability of land suitable for urban development or for conversion to residential use. Suitable land in Tiburon would accommodate far less than the 639 units assigned to the Town.

Appeal 3: ABAG failed to adequately consider the availability of water infrastructure constraints for additional development due to laws, regulatory actions, or decisions made by a provider other than the local jurisdiction.

The Marin Municipal Water District (MMWD) provides water to the Town of Tiburon as well as the incorporated cities and towns of San Rafael, Mill Valley, Fairfax, San Anselmo, Ross, Larkspur, Corte Madera, Belvedere and Sausalito and an estimated 76% percent of the population living in unincorporated areas of Marin County. MMWD’s primary water supply is local surface water obtained solely from rainfall collected from a watershed with six reservoirs. The District receives a supplemental water supply from the Sonoma County Water Agency.

On June 15, the MMWD Board of directors adopted the [2020 Urban Water Management Plan](#) (UWMP). The UWMP determined that there is adequate supply to meet demand for a projected service population of 211,961 in 2045, an increase of 20,692 people from the 2020 level. ABAG’s RHNA allocation, however, anticipates much greater population growth for MMWD’s service area. Table 3 shows the RHNA allocated to each jurisdiction in the MMWD service area and the corresponding population growth assuming the current 2.38 persons per household rate (Department of Finance, E-5 Report, 2021). The population growth associated with ABAG’s RHNA allocation exceeds the growth analyzed in the UWMP by 6,578 people, or 32%. Table 3 also shows a RHNA allocation that would be consistent with the growth projected in the UWMP. Tiburon’s RHNA allocation should not exceed 485 units

in order to ensure adequate water supplies for the projected population growth.

Table 3: RHNA and Population Growth in the MMWD Service Area

Jurisdiction	ABAG's RHNA Allocation		Revised RHNA Allocation Consistent with the UWMP	
	Units	Population Growth	Units	Population Growth
Belvedere	160	381	121	289
Corte Madera	725	1,726	550	1,309
Fairfax	490	1,166	372	885
Larkspur	979	2,330	743	1,768
Mill Valley	865	2,059	656	1,562
Ross	111	264	84	200
San Anselmo	833	1,983	632	1,504
San Rafael	3,220	7,664	2,443	5,815
Sausalito	724	1,723	549	1,307
Tiburon	639	1,521	485	1,154
Unincorporated Marin (76% of 3,569)	2,712	6,455	2,058	4,898
Total	11,458	27,270	8,694	20,692

The Town concludes that ABAG has not adequately considered water availability and infrastructure in the RHNA allocation.

Number of Units Requested to Be Reduced

We have recalculated the number of units, by income category, that should be allocated to Tiburon based on the superdistrict growth rate of 21%, as shown in Table 4. The calculations are documented in Attachment 2 (worksheet "Requested RHNA"). This a reduction of 103 units.

Table 4: Revised RHNA Allocation for Tiburon

Revised RHNA Allocation				
Very Low	Low	Moderate	Above Moderate	Total
162	93	78	203	536

Statement on why this revision is necessary to further the intent of the objectives listed in Government Code Section 65584(d) and how the revision is consistent with, and not to the detriment, of the development pattern in Plan Bay Area 2050.

The requested revision furthers the intent of Government Code Section 65584(d) objectives as follows:

(1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households.

The revision results in an allocation of 162 units for very low income households and 93 units for low income households.

(2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.

The revision will result in infill development, the promotion of socioeconomic equity, the encouragement of efficient development patterns, and the protection of environmental resources through the development of multifamily housing in Tiburon.

(3) Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.

The revision will result in the allocation of 255 units affordable to lower-income households, thereby improving the balance between low-wage jobs and housing.

(4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.

The revision allocates a higher share of very low income units, the same share of low and moderate income units, and a lower share of above moderate income units, meeting the requirements of this objective.

(5) Affirmatively furthering fair housing.

The revision affirmatively furthers fair housing by continuing to adjust the baseline allocation by the AHOA factor of 1.5.

juris	hh19	jobs17	bp_hh50_dr	bp_hh50_fnl
Alameda	0.011287474	0.00732677	0.009935667	0.011000635
Albany	0.002405684	0.001111116	0.002110893	0.002064397
Berkeley	0.017478658	0.01742592	0.014520274	0.017012291
Dublin	0.007894843	0.00513426	0.006867885	0.007049914
Emeryville	0.002342898	0.00609637	0.003986583	0.004927149
Fremont	0.026899818	0.03007452	0.026938807	0.02433599
Hayward	0.017452222	0.01853867	0.013934616	0.015714592
Livermore	0.011427732	0.01278367	0.011298163	0.012686629
Newark	0.005176332	0.00477574	0.00577942	0.006088573
Oakland	0.059571515	0.05360577	0.065027878	0.063382692
Piedmont	0.001418369	0.00043054	0.000993492	0.000975438
Pleasanton	0.010072516	0.01728161	0.009091062	0.01135208
San Leandro	0.011327495	0.01282957	0.009130634	0.011371865
Unincorporated Alameda	0.017921463	0.00664061	0.013473608	0.014194551
Union City	0.00768005	0.00860836	0.007021472	0.00726632
Antioch	0.012437811	0.00571147	0.010323962	0.012700974
Brentwood	0.007068715	0.00315938	0.006182308	0.006467718
Clayton	0.001483725	0.00039545	0.001148563	0.00111097
Concord	0.016290136	0.0150738	0.01306058	0.017253183
Danville	0.00575352	0.0032066	0.004100351	0.00423811
El Cerrito	0.003798719	0.00140584	0.00339301	0.004051876
Hercules	0.00306475	0.0011969	0.002403722	0.002642883
Lafayette	0.003521507	0.00268241	0.002971821	0.003816426
Martinez	0.005332012	0.00537511	0.003806286	0.003833738
Moraga	0.002053937	0.00114625	0.001933069	0.002040159
Oakley	0.00438068	0.00101224	0.003950227	0.004500024
Orinda	0.002506655	0.00102965	0.001968188	0.002347828
Pinole	0.002488664	0.00136574	0.00208814	0.001825731
Pittsburg	0.00776046	0.00378672	0.006304485	0.007865334
Pleasant Hill	0.005024692	0.00441406	0.004234895	0.003677678
Richmond	0.013347286	0.00821027	0.014025383	0.012274838
San Pablo	0.003317729	0.00155516	0.002607763	0.002481876
San Ramon	0.010192947	0.01117311	0.008975315	0.009746465
Unincorporated Contra Costa	0.021702924	0.00987517	0.016580467	0.022027486
Walnut Creek	0.011537883	0.01496537	0.011176481	0.011477472
Belvedere	0.000341833	0.00011133	0.000326218	0.00032325
Corte Madera	0.001460594	0.0017232	0.001348647	0.00138253
Fairfax	0.00124323	0.00044689	0.001041968	0.0009836
Larkspur	0.00221035	0.00174457	0.001967199	0.001893497
Mill Valley	0.002276808	0.00137603	0.001614271	0.00164296
Novato	0.007506747	0.00593993	0.00668635	0.006720975
Ross	0.000296304	0.00012874	0.000233719	0.000216159
San Anselmo	0.001943419	0.00082942	0.001490362	0.001669671
San Rafael	0.008399332	0.01032628	0.008948852	0.010484969
Sausalito	0.00153109	0.00144462	0.001252933	0.001249223
Tiburon	0.001380918	0.00052366	0.001227459	0.001263815

Unincorporated Marin	0.009700942	0.00490712	0.008929066	0.008217521
American Canyon	0.002160416	0.00103862	0.001899433	0.001764148
Calistoga	0.000771052	0.00055163	0.000897779	0.000520613
Napa	0.010507977	0.00867352	0.008148518	0.007692456
St. Helena	0.000914982	0.00141138	0.000726632	0.000675436
Unincorporated Napa	0.003441464	0.00698646	0.002882538	0.002790039
Yountville	0.000408658	0.00074447	0.000311873	0.000291593
San Francisco	0.134088598	0.1866139	0.123944924	0.143035462
Atherton	0.000838611	0.00061626	0.000650457	0.000718965
Belmont	0.003913275	0.00185537	0.00302178	0.003048244
Brisbane	0.000702392	0.00171159	0.007417434	0.004225991
Burlingame	0.004576747	0.01056398	0.005716601	0.005464827
Colma	0.000159718	0.00114942	0.000470159	0.000524817
Daly City	0.011804814	0.00492848	0.010401621	0.009450915
East Palo Alto	0.002644343	0.00109718	0.002186079	0.002060687
Foster City	0.004661563	0.00533739	0.003491197	0.003272317
Half Moon Bay	0.001628022	0.00138658	0.001472555	0.0014869
Hillsborough	0.001411026	0.00051839	0.001068926	0.000973954
Menlo Park	0.004874888	0.01038248	0.005003324	0.004805714
Millbrae	0.00302583	0.00148366	0.003751133	0.003504058
Pacifica	0.00510143	0.00124993	0.003592105	0.003559953
Portola Valley	0.000656863	0.00029863	0.000449879	0.000446911
Redwood City	0.010957023	0.01620184	0.011023389	0.009844157
San Bruno	0.005691836	0.00419984	0.00486235	0.007304903
San Carlos	0.004255475	0.00422754	0.003976196	0.004552456
San Mateo	0.014476694	0.01510176	0.013384572	0.014191089
South San Francisco	0.007764499	0.01422143	0.009234261	0.009293619
Unincorporated San Mateo	0.0078629	0.00607447	0.008273663	0.008092376
Woodside	0.000738375	0.00055796	0.000568099	0.000575024
Campbell	0.006306842	0.00732809	0.007411251	0.0056335
Cupertino	0.007356208	0.01191758	0.009796177	0.007238373
Gilroy	0.005773714	0.00455941	0.005229871	0.004607114
Los Altos	0.004105304	0.00303011	0.003475121	0.003006446
Los Altos Hills	0.001113987	0.00056587	0.000842131	0.000759031
Los Gatos	0.00462044	0.00482217	0.003258715	0.003354676
Milpitas	0.007815168	0.01311343	0.012281268	0.012569399
Monte Sereno	0.000486865	0.00010737	0.000318798	0.000318056
Morgan Hill	0.005290522	0.00392917	0.004436957	0.004103567
Mountain View	0.012555305	0.02226022	0.017716417	0.017537603
Palo Alto	0.010144481	0.02843732	0.015412118	0.00934704
San Jose	0.118065025	0.11010817	0.152421332	0.144256985
Santa Clara	0.016915423	0.02999485	0.021844221	0.021350071
Saratoga	0.003997356	0.00182319	0.003431593	0.002802406
Sunnyvale	0.021048631	0.0241578	0.022616607	0.020876697
Unincorporated Santa Clara	0.009766298	0.00570276	0.010648943	0.008146539
Benicia	0.003916212	0.00336568	0.002861516	0.002707681
Dixon	0.002266894	0.001342	0.001588055	0.001456232

Fairfield	0.013711516	0.01040332	0.014378312	0.012257526
Rio Vista	0.001585798	0.00038173	0.0009836	0.002071569
Suisun City	0.003346368	0.00075423	0.002420788	0.002457391
Unincorporated Solano	0.002504085	0.00529887	0.00420299	0.00380678
Vacaville	0.012166474	0.00868539	0.008284545	0.007749587
Vallejo	0.014954012	0.00819312	0.011903608	0.01117104
Cloverdale	0.00119403	0.00051944	0.001260353	0.001202232
Cotati	0.001127572	0.00094602	0.001049882	0.000923995
Healdsburg	0.001690074	0.00167255	0.001448318	0.001212372
Petaluma	0.008268253	0.007546	0.007811171	0.007164918
Rohnert Park	0.006005397	0.003281	0.004916514	0.00624958
Santa Rosa	0.023857465	0.01906233	0.024043408	0.017453266
Sebastopol	0.001224138	0.00124228	0.001627626	0.000858207
Sonoma	0.001880634	0.00197593	0.00143051	0.001334797
Unincorporated Sonoma	0.019841016	0.01354001	0.020576448	0.015397278
Windsor	0.003345633	0.00184244	0.002830848	0.002598365

Worksheet: Recalculated RHNA

Bay Area RHNA Allocation

	VL	Low	Moderate	Above Moderate	Total
Bay Area	114,442	65,892	72,712	188,131	441,177

Source: Association of Bay Area Governments, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), Table 1

Tiburon Baseline Allocation and Factors

	Baseline Allocation ¹	AHOA Raw Score ²	AHOA Factor ²	JPA Factor ²	JPT Factor ²
Tiburon	0.00126382	100%	1.5	0.6	0.5

¹ Source: ABAG, https://github.com/BayAreaMetro/regional-housing-needs-assessment/blob/master/RHNA/data/juris_baselines.xlsx

² Source: Association of Bay Area Governments, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), Appendix 4, "Jurisdiction Share of 2050 Households Final Blueprint"

Recalculated RHNA Allocation

	AHOA	JPA	JPT	Total
Very Low	70%	15%	15%	
	152	13	11	176
Low	70%	15%	15%	
	87	7	6	100
Mod	40%	60%		
	55	33		88
Above Mod	40%	60%		
	143	86		229
Total	437	139	17	593

RHNA Allocation for Tiburon, with Factor Components

	AHOA	JPA	JPT	Total
Very Low	70%	15%	15%	
	164	14	15	193
Low	70%	15%	15%	
	94	8	8	110
Mod	40%	60%		
	59	34		93
Above Mod	40%	60%		
	154	89		243
Total	471	145	23	639

Source: Association of Bay Area Governments, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), Appendix 5

RHNA Allocation vs. Recalculated RHNA

	Draft RHNA Allocation	Recalculated RHNA Allocation ¹	% change
Tiburon	639	593	-7%

Worksheet: Implied Growth

RHNA Allocation

	VL	Low	Moderate	Above Mod	Total
Bay Area	114,442	65,892	72,712	188,131	441,177
Tiburon	193	110	93	243	639

Source: Association of Bay Area Governments, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), Table 1 and Table 4

Factor Scores for Tiburon

	Raw Score	Factor
AHOA	100%	1.50
JPA	4.76	0.60
JPT	0.03	0.50

Source: Association of Bay Area Governments, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), Appendix 4

RHNA Allocation for Tiburon Using Implied Growth Rate

Implied growth, 2015-2050	46.50% (A)
Tiburon households (occupied housing units), 2015 ¹	3,753 (B)
Tiburon households, 2050	5,498 (C) Calculation: $B*(1+A)$
Regional households, 2050 ²	4,043,000
Tiburon share of regional households, 2050	0.136% Calculation: C/D

¹ Source: CA Dept. of Finance, Report E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2019, with 2010 Benchmark

² Source: Plan Bay Area 2050 Final Blueprint Growth Pattern, updated January 21, 2021,

https://www.planbayarea.org/sites/default/files/FinalBlueprintRelease_December2020_GrowthPattern_Jan2021Update.pdf

RHNA Allocation for Tiburon Using Implied Growth Rate

	AHOA	JPA	JPT	Total
Very Low	70%	15%	15%	
	163	14	12	189
Low	70%	15%	15%	
	94	8	7	109
Mod	40%	60%		
	59	36		95
Above Mod	40%	60%		
	154	92		246
Total				639

Worksheet: Requested RHNA

RHNA Allocation

	VL	Low	Moderate	Above Mod	Total
Bay Area	114,442	65,892	72,712	188,131	441,177
Tiburon	193	110	93	243	639

Source: Association of Bay Area Governments, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), Table 1

Factor Scores for Tiburon

	Raw Score	Factor
AHOA	100%	1.50
JPA	4.76	0.60
JPT	0.03	0.50

Source: Association of Bay Area Governments, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), Appendix 4

RHNA Methodology Applied to Tiburon, Using Published Data

Tiburon households (occupied housing units), 2015 ¹	3,753 (A)	
Growth Rate, South Marin District ²	21% (B)	
Tiburon households (occupied housin units), 2020 ³	3,896 (C)	
Tiburon households, 2050	4,541 (D)	Calculation: A*(1+B)
Regional households, 2015 ²	2,677,000	
Regional households (occupied housing units), 2020 ³	2,752,510 (E)	
Regional households, 2050 ²	4,043,000 (F)	
Tiburon share of regional households, 2050	0.112%	Calculation: D/F
Equity adjustment	0.142%	Calculation: C/E

¹ Source: CA Dept. of Finance, Report E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2019, with 2010 Benchmark

² Source: Plan Bay Area 2050 Final Blueprint Growth Pattern, updated January 21, 2021, https://www.planbayarea.org/sites/default/files/FinalBlueprintRelease_December2020_GrowthPattern_Jan2021Update.pdf

³ Source: CA Dept. of Finance, Report E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2021, with 2010 Benchmark

Regeusted RHNA for Tiburon

	AHOA	JPA	JPT	Total	With Equity Adjustment
Very Low	70%	15%	15%		
	135	12	2	149	162
Low	70%	15%	15%		
	78	7	7	92	93
Mod	40%	60%			
	49	29		78	78
Above Mod	40%	60%			
	127	76		203	203
Total				522	536

Data tables below summarize the regional, county, and sub-county growth pattern for households and jobs in the Plan Bay Area 2050 Final Blueprint. Jurisdiction-level growth projections are developed solely for the 2023-2031 Regional Housing Needs Allocation (RHNA) process – for more information on RHNA, go to abag.ca.gov.

PROJECTED HOUSEHOLD AND JOB GROWTH, BY COUNTY

COUNTY	HOUSEHOLDS					JOBS				
	2015	2050	GROWTH	PERCENT GROWTH	SHARE OF REGIONAL GROWTH	2015	2050	GROWTH	PERCENT GROWTH	SHARE OF REGIONAL GROWTH
San Francisco	366,000	578,000	213,000	+58%	16%	682,000	918,000	236,000	+35%	17%
San Mateo	265,000	394,000	129,000	+48%	9%	393,000	507,000	114,000	+29%	8%
Santa Clara	623,000	1,075,000	453,000	+73%	33%	1,099,000	1,610,000	511,000	+46%	36%
Alameda	552,000	847,000	295,000	+54%	22%	867,000	1,182,000	315,000	+36%	22%
Contra Costa	383,000	551,000	169,000	+44%	12%	404,000	534,000	130,000	+32%	9%
Solano	142,000	177,000	35,000	+24%	3%	132,000	201,000	69,000	+53%	5%
Napa	50,000	56,000	5,000	+10%	0%	72,000	87,000	15,000	+21%	1%
Sonoma	188,000	220,000	32,000	+17%	2%	221,000	251,000	30,000	+14%	2%
Marin	109,000	146,000	37,000	+34%	3%	135,000	116,000	-19,000	-14%	-1%
REGION	2,677,000	4,043,000	1,367,000	+51%	100%	4,005,000	5,408,000	1,403,000	+35%	100%

Numbers may not always sum to 100% due to rounding.

Housing Growth between 2015-2050 (as a Share of Region's Growth)

Job Growth between 2015-2050 (as a Share of Region's Growth)

Total Growth
2015 to 2050
+1.4M Households

Total Growth
2015 to 2050
+1.4M Jobs

Jobs/Housing Ratio 2015 (Region-Wide Average: 1.5)

Jobs/Housing Ratio 2050 (Region-Wide Average: 1.3)

- Far below average (<0.9)
- Below regional average (0.9-1.3)
- About regional average (1.3-1.7)
- Above regional average (1.7-2.1)
- Far above average (>2.1)

- Far below average (<0.7)
- Below regional average (0.7-1.1)
- About regional average (1.1-1.5)
- Above regional average (1.5-1.9)
- Far above average (>1.9)

The nine-county Bay Area is divided into 34 subcounty areas, called "superdistricts." Superdistricts are combinations of cities, towns and unincorporated areas that allow the public to see the more localized growth pattern in Plan Bay Area 2050. More information on the superdistricts can be found in the [layer documentation](#).



GROWTH PATTERN

PROJECTED HOUSEHOLD AND JOB GROWTH, BY SUPERDISTRICT

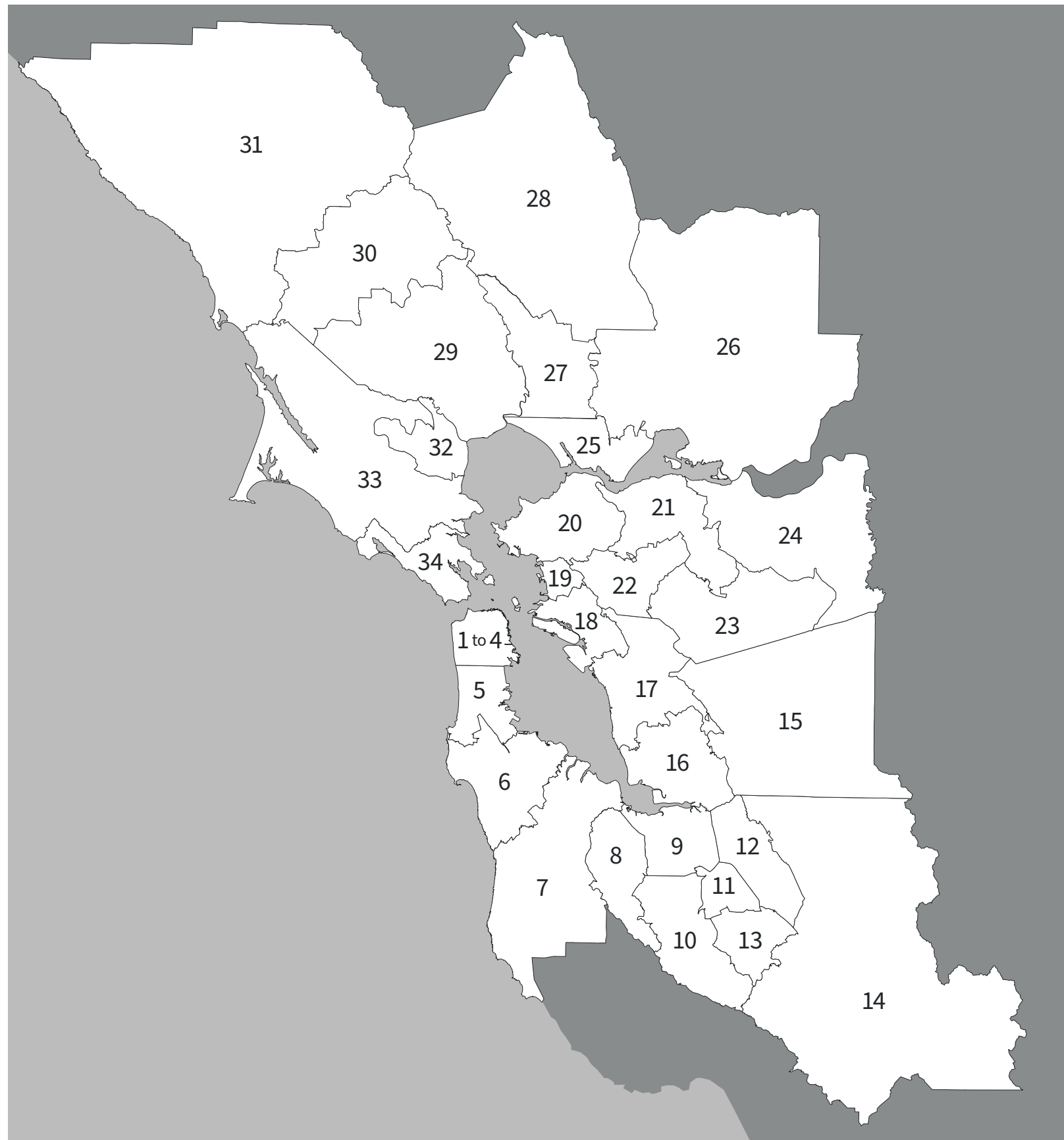
COUNTY	SUPER-DISTRICT	SUPERDISTRICT NAME	HOUSEHOLDS					JOBS				
			2015	2050	GROWTH	PERCENT GROWTH	SHARE OF REGIONAL GROWTH	2015	2050	GROWTH	PERCENT GROWTH	SHARE OF REGIONAL GROWTH
San Francisco	1 to 4	San Francisco County (Combined)	366,000	578,000	213,000	+58%	16%	682,000	918,000	236,000	+35%	17%
San Mateo	5	North San Mateo County	98,000	166,000	69,000	+70%	5%	130,000	188,000	58,000	+44%	4%
	6	Central San Mateo County	87,000	121,000	34,000	+39%	2%	110,000	123,000	13,000	+12%	1%
	7	South San Mateo County	80,000	106,000	26,000	+32%	2%	152,000	196,000	44,000	+29%	3%
Santa Clara	8	Northwest Santa Clara County	74,000	102,000	28,000	+38%	2%	180,000	207,000	27,000	+15%	2%
	9	North Santa Clara County	107,000	320,000	212,000	+199%	16%	370,000	629,000	259,000	+70%	18%
	10	West Santa Clara County	121,000	172,000	51,000	+42%	4%	145,000	197,000	52,000	+36%	4%
	11	Central Santa Clara County	105,000	168,000	63,000	+60%	5%	178,000	263,000	86,000	+48%	6%
	12	East Santa Clara County	108,000	180,000	72,000	+67%	5%	121,000	170,000	49,000	+40%	3%
	13	Central South Santa Clara County	73,000	91,000	18,000	+25%	1%	57,000	77,000	21,000	+36%	1%
	14	South Santa Clara County	35,000	43,000	8,000	+24%	1%	49,000	68,000	18,000	+37%	1%
Alameda	15	East Alameda County	72,000	132,000	60,000	+82%	4%	138,000	156,000	18,000	+13%	1%
	16	South Alameda County	105,000	152,000	47,000	+45%	3%	142,000	221,000	79,000	+56%	6%
	17	Central Alameda County	120,000	160,000	40,000	+33%	3%	157,000	285,000	128,000	+82%	9%
	18	North Alameda County	181,000	287,000	107,000	+59%	8%	275,000	358,000	83,000	+30%	6%
	19	Northwest Alameda County	73,000	115,000	42,000	+57%	3%	155,000	162,000	7,000	+5%	0%
Contra Costa	20	West Contra Costa County	89,000	123,000	34,000	+38%	2%	79,000	132,000	52,000	+66%	4%
	21	North Contra Costa County	85,000	134,000	49,000	+58%	4%	121,000	184,000	63,000	+52%	4%
	22	Central Contra Costa County	60,000	89,000	28,000	+47%	2%	81,000	74,000	-7,000	-9%	-1%
	23	South Contra Costa County	55,000	70,000	15,000	+28%	1%	66,000	60,000	-6,000	-9%	0%
	24	East Contra Costa County	94,000	136,000	42,000	+45%	3%	56,000	84,000	28,000	+51%	2%
Solano	25	South Solano County	53,000	57,000	5,000	+9%	0%	45,000	62,000	17,000	+37%	1%
	26	North Solano County	89,000	119,000	30,000	+34%	2%	87,000	139,000	53,000	+61%	4%
Napa	27	South Napa County	34,000	40,000	5,000	+15%	0%	48,000	66,000	19,000	+39%	1%
	28	North Napa County	16,000	16,000	0	+1%	0%	24,000	20,000	-3,000	-14%	0%
Sonoma	29	South Sonoma County	64,000	83,000	19,000	+30%	1%	72,000	80,000	8,000	+11%	1%
	30	Central Sonoma County	88,000	98,000	10,000	+11%	1%	118,000	131,000	14,000	+12%	1%
	31	North Sonoma County	36,000	39,000	3,000	+9%	0%	31,000	40,000	9,000	+28%	1%
Marin	32	North Marin County	23,000	30,000	7,000	+28%	0%	29,000	29,000	0	+0%	0%
	33	Central Marin County	44,000	66,000	22,000	+50%	2%	63,000	49,000	-14,000	-23%	-1%
	34	South Marin County	41,000	50,000	9,000	+21%	1%	44,000	40,000	-4,000	-10%	0%
REGION			2,677,000	4,043,000	1,367,000	+51%	100%	4,005,000	5,408,000	1,403,000	+35%	100%

Numbers may not always sum to 100% due to rounding.



GROWTH PATTERN

REGIONAL MAP – SUPERDISTRICTS



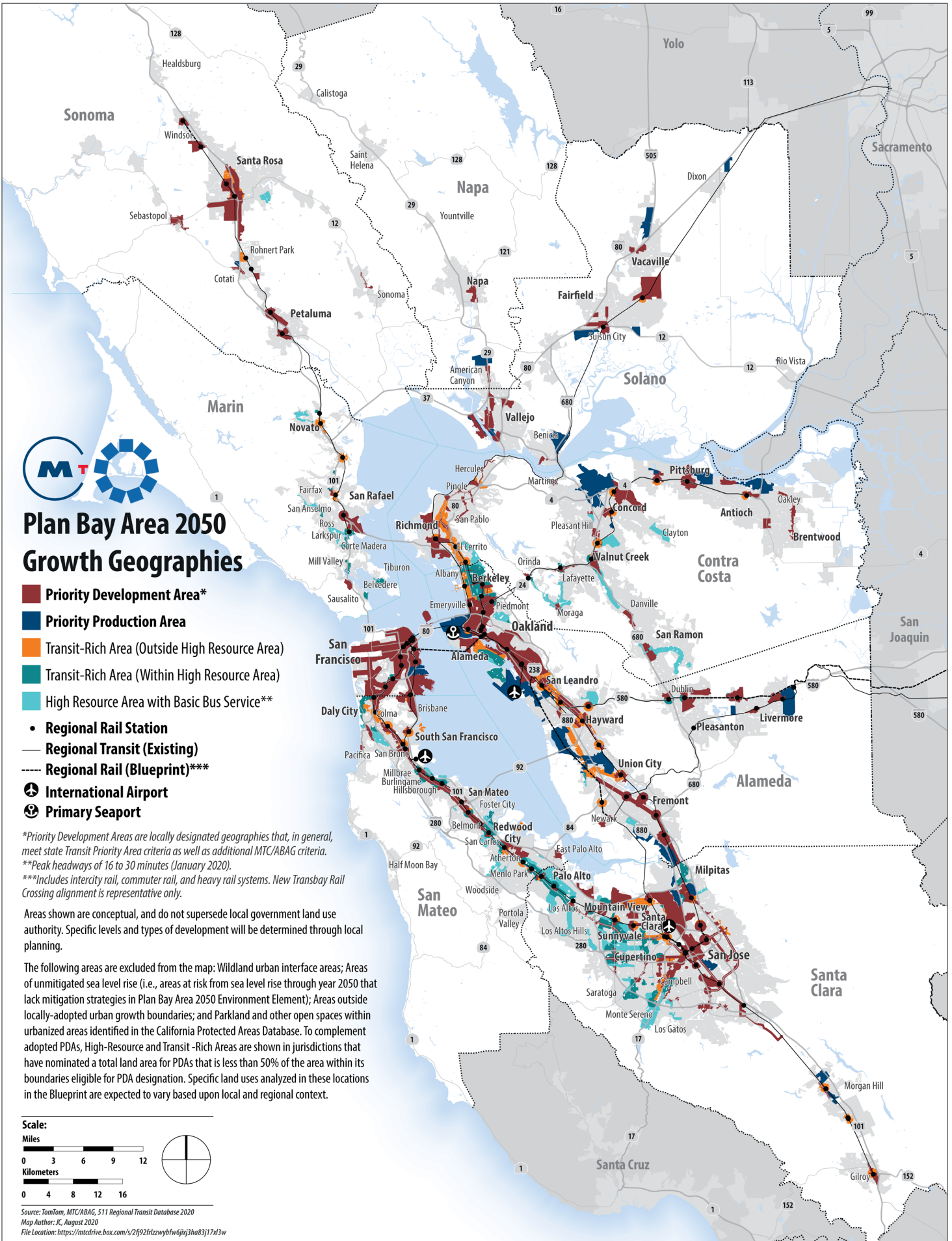
SUPER-DISTRICT	COUNTY	SUPERDISTRICT NAME	PRIMARY JURISDICTIONS INCLUDED IN SUPERDISTRICT
1 to 4	San Francisco	San Francisco County (Combined)	San Francisco
5	San Mateo	North San Mateo County	Brisbane, Colma, Daly City, Pacifica, South San Francisco, Millbrae, San Bruno, Burlingame (partial)
6	San Mateo	Central San Mateo County	Half Moon Bay, Hillsborough, San Mateo, Foster City, Belmont, Burlingame (partial)
7	San Mateo	South San Mateo County	Atherton, Menlo Park, Redwood City, Woodside, East Palo Alto, Portola Valley, San Carlos
8	Santa Clara	Northwest Santa Clara County	Los Altos Hills, Los Altos, Palo Alto (partial), Mountain View (partial)
9	Santa Clara	North Santa Clara County	Sunnyvale, Santa Clara (partial), Mountain View (partial), Milpitas (partial), San Jose (partial), Palo Alto (partial)
10	Santa Clara	West Santa Clara County	Los Gatos, Monte Sereno, Saratoga, Cupertino, Campbell (partial), Santa Clara (partial)
11	Santa Clara	Central Santa Clara County	Campbell (partial), San Jose (partial)
12	Santa Clara	East Santa Clara County	Milpitas (partial), San Jose (partial)
13	Santa Clara	Central South Santa Clara County	San Jose (partial)
14	Santa Clara	South Santa Clara County	Gilroy, Morgan Hill, San Jose (partial)
15	Alameda	East Alameda County	Dublin, Livermore, Pleasanton
16	Alameda	South Alameda County	Newark, Fremont, Union City
17	Alameda	Central Alameda County	San Leandro, Hayward
18	Alameda	North Alameda County	Alameda, Piedmont, Oakland
19	Alameda	Northwest Alameda County	Albany, Berkeley, Emeryville
20	Contra Costa	West Contra Costa County	El Cerrito, Hercules, Pinole, Richmond, San Pablo
21	Contra Costa	North Contra Costa County	Clayton, Pleasant Hill, Concord, Martinez, Lafayette (partial), Pittsburg (partial)
22	Contra Costa	Central Contra Costa County	Moraga, Orinda, Walnut Creek (partial), Lafayette (partial)
23	Contra Costa	South Contra Costa County	Danville, San Ramon, Walnut Creek (partial)
24	Contra Costa	East Contra Costa County	Antioch, Brentwood, Oakley, Pittsburg (partial)
25	Solano	South Solano County	Benicia, Vallejo
26	Solano	North Solano County	Dixon, Fairfield, Rio Vista, Suisun City, Vacaville
27	Napa	South Napa County	American Canyon, Napa
28	Napa	North Napa County	Calistoga, St. Helena, Yountville
29	Sonoma	South Sonoma County	Cotati, Petaluma, Sonoma, Rohnert Park
30	Sonoma	Central Sonoma County	Santa Rosa, Sebastopol
31	Sonoma	North Sonoma County	Cloverdale, Healdsburg, Windsor
32	Marin	North Marin County	Novato
33	Marin	Central Marin County	Fairfax, San Anselmo, San Rafael, Ross
34	Marin	South Marin County	Belvedere, Corte Madera, Mill Valley, Sausalito, Tiburon, Larkspur

Unincorporated areas included in most superdistricts outside San Francisco. Small overlap zones, less than 10 percent of city size, are not shown for clarity.



GROWTH GEOGRAPHIES

PLAN BAY AREA 2050



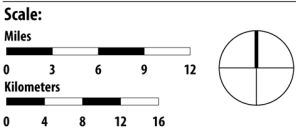
Plan Bay Area 2050 Growth Geographies

- Priority Development Area*
- Priority Production Area
- Transit-Rich Area (Outside High Resource Area)
- Transit-Rich Area (Within High Resource Area)
- High Resource Area with Basic Bus Service**
- Regional Rail Station
- Regional Transit (Existing)
- Regional Rail (Blueprint)***
- International Airport
- Primary Seaport

*Priority Development Areas are locally designated geographies that, in general, meet state Transit Priority Area criteria as well as additional MTC/ABAG criteria.
 **Peak headways of 16 to 30 minutes (January 2020).
 ***Includes intercity rail, commuter rail, and heavy rail systems. New Transbay Rail Crossing alignment is representative only.

Areas shown are conceptual, and do not supersede local government land use authority. Specific levels and types of development will be determined through local planning.

The following areas are excluded from the map: Wildland urban interface areas; Areas of unmitigated sea level rise (i.e., areas at risk from sea level rise through year 2050 that lack mitigation strategies in Plan Bay Area 2050 Environment Element); Areas outside locally-adopted urban growth boundaries; and Parkland and other open spaces within urbanized areas identified in the California Protected Areas Database. To complement adopted PDAs, High-Resource and Transit-Rich Areas are shown in jurisdictions that have nominated a total land area for PDAs that is less than 50% of the area within its boundaries eligible for PDA designation. Specific land uses analyzed in these locations in the Blueprint are expected to vary based upon local and regional context.



Source: TomTom, MTC/ABAG, S11 Regional Transit Database 2020
 Map Author: J.C. August 2020
 File Location: <https://mtcdrive.bax.com/s/2f92frzwybfw6jaj3ha83j17d3w>

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Submission #68

[Previous submission](#) [Next submission](#)

[Resend e-mails](#)

SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Tiburon

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

We have 104 very low income and 38 low income units and the Town owns 8 moderate income units in the Tiburon Marsh Condominium Project. There are a variety of rental only deed restrictions throughout Tiburon.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

See housing numbers

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

Yes as part of the housing element

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Increased funding for affordable housing

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability		Constraint	
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce			
Availability of surplus public land			
Availability of vacant land		Constraint	
Financing/funding for affordable housing	Opportunity		
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Funding would be helpful for the construction of affordable housing and bring back redevelopment

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Tiburon is a peninsula, there is only one major road

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

16. What data sources does your jurisdiction use to examine local trends in housing costs?

American Community Survey or other Census Bureau data

17. What are the current housing cost trends in your jurisdiction?

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Other (please explain below)

funding for new construction

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

50 units

Please provide an estimate for the amount of gap financing necessary to fund those projects:

unknown

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

Financing for new construction of affordable housing

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

No agricultural zoning in the Town of Tiburon

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

N/A - none of these facilities exist in Town limits

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Open house community meetings
- Public hearing

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Outreach meetings as part of the general plan update

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments				
Displacement of residents due to increased rents or other economic pressures				
Displacement of low-income residents and/or residents of color				

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Inclusionary zoning or other programs to encourage mixed-income developments

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			

Other

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Our ferry dock is not a ferry terminal

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Number of bedrooms in comparison to the number of jobs

53. Any further comments about anything in this survey?

HESS Tool Output and Potential Sites

Figure 1: HESS Screened Sites for Tiburon

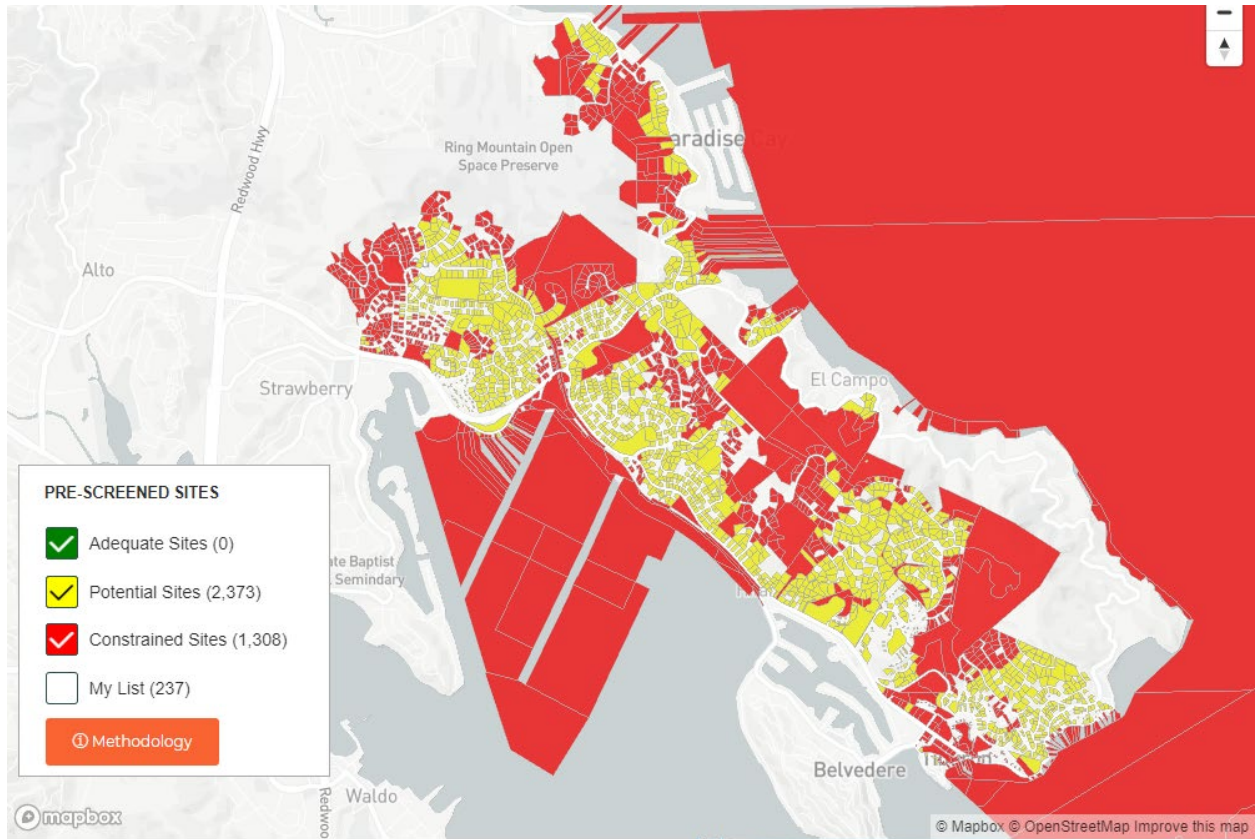


Figure 2: Sample Sites for Town's Analysis

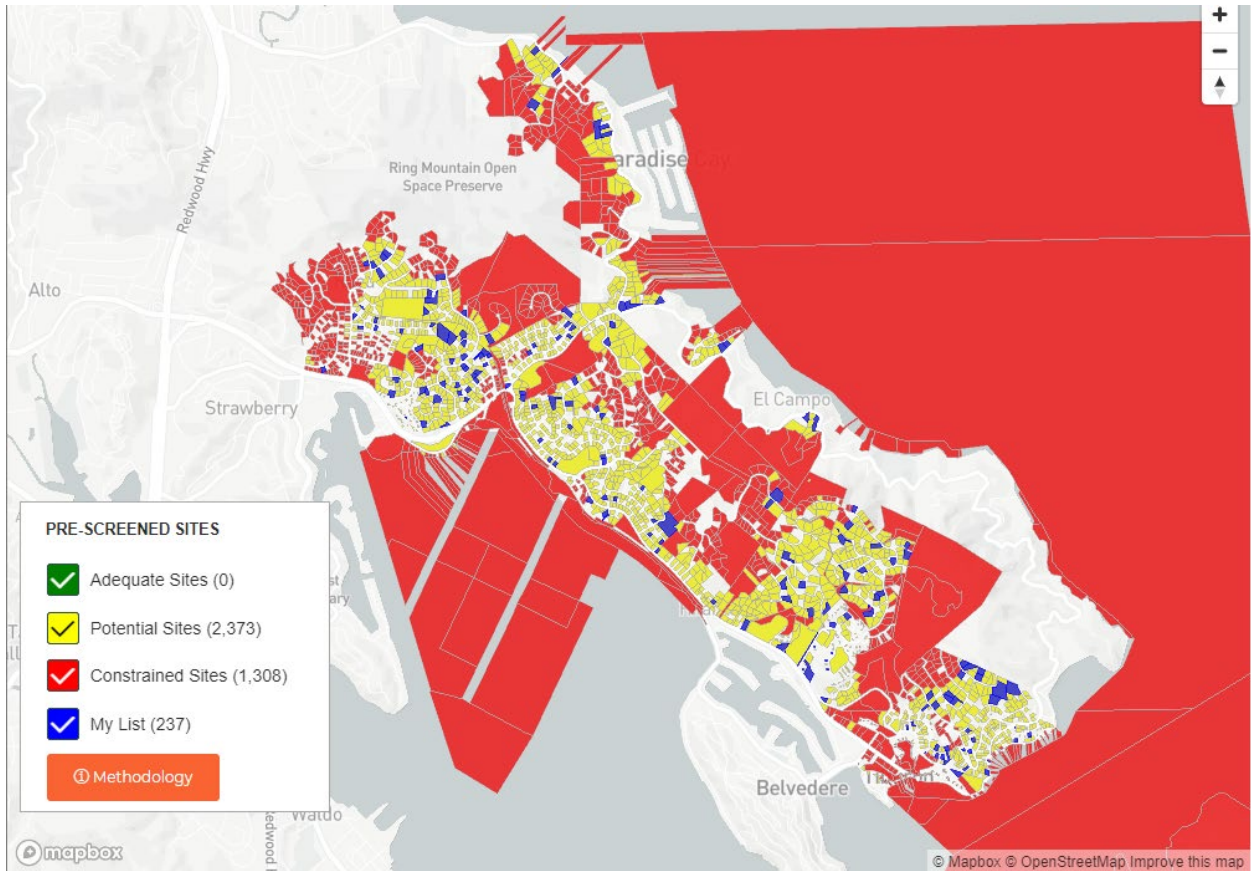


Figure 4: Vacant Potential Site APN 034-380-17



Figure 5: Vacant Potential Site APN 038-311-05



Figure 6: Vacant Potential Site APN 058-261-36

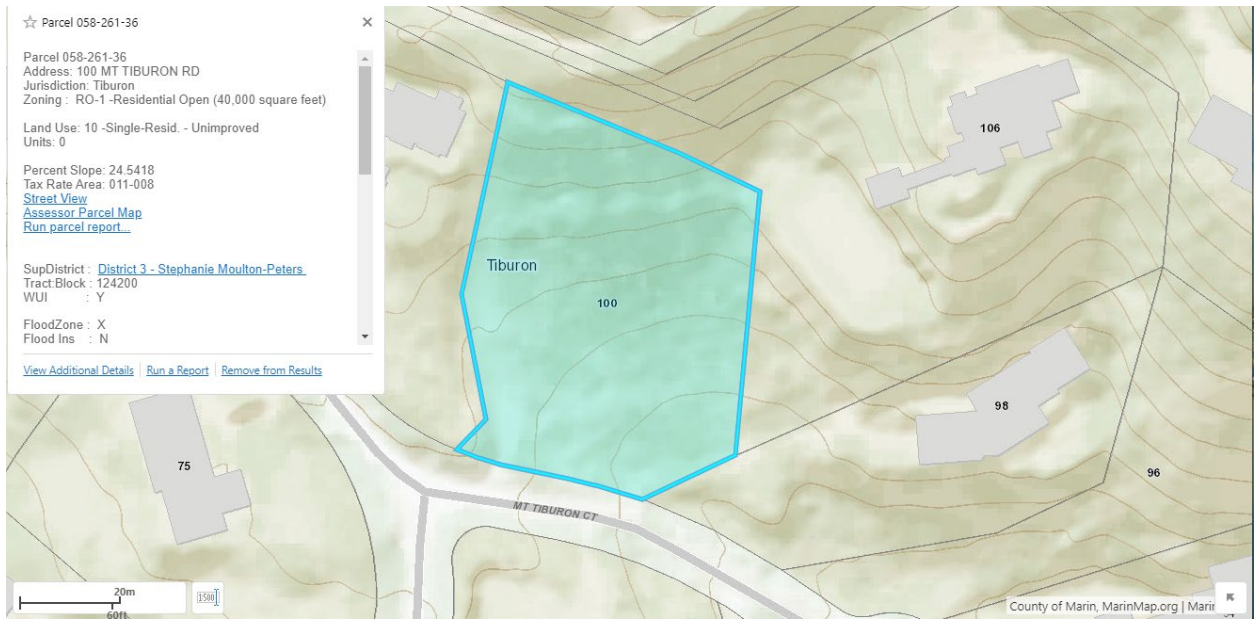


Figure 7: Vacant Potential Site APN 058-321-08

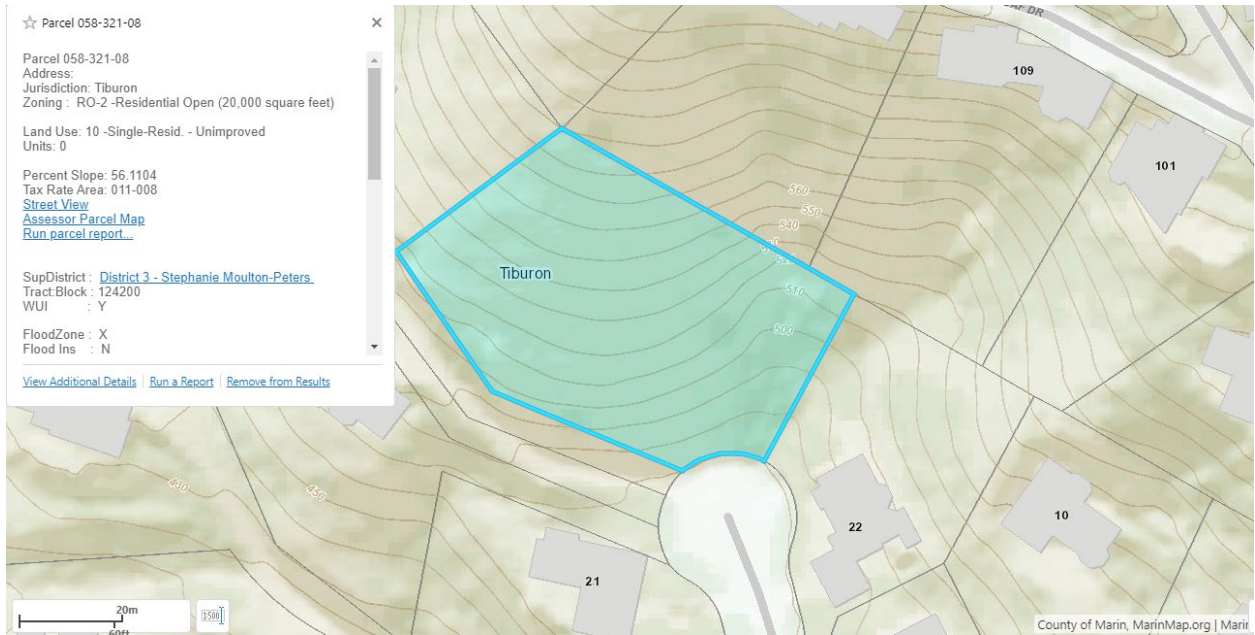
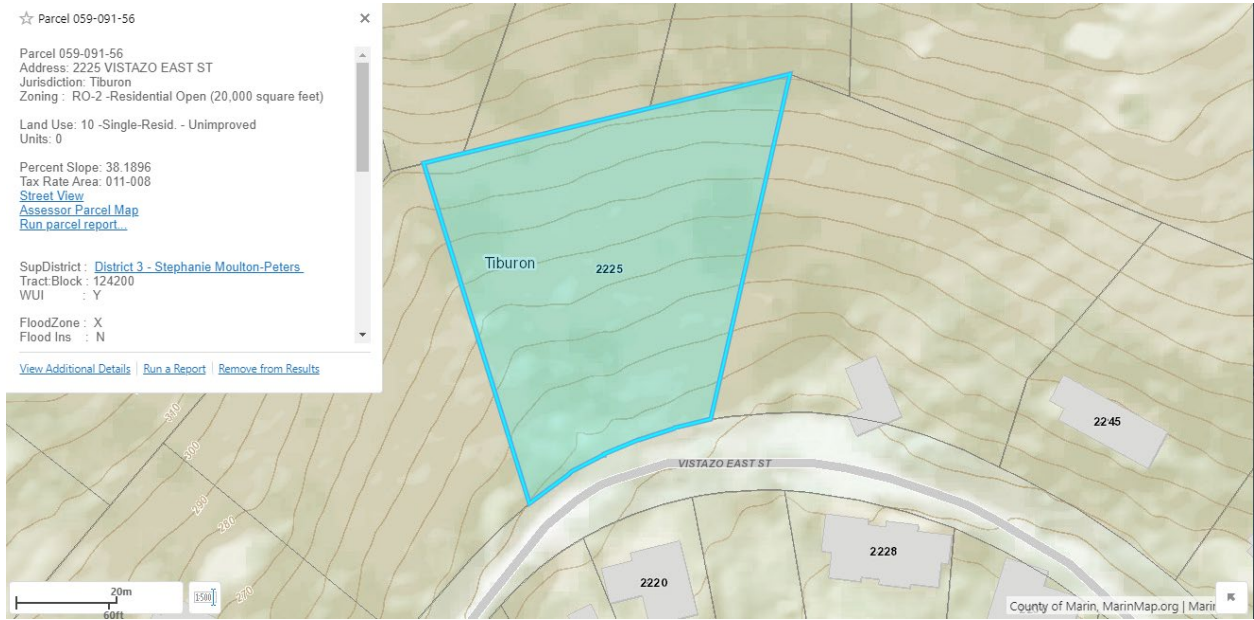


Figure 8: Vacant Potential Site 058-351-23



Figure 9: Vacant Potential Site 059-091-56



Sample Potential Sites

Site Address/Intersection	Assessor Parcel Number	Zoning Designation	Parcel Size (Gross Acres)	Parcel Size -	Existing Use/ Vacancy	Number of Existing Residential Units
				Marin County Assessor		
254 KAREN WAY, Tiburon CA 94920	CA041 034-112-07	R-1-B-A	0.35	0.25	1001	1
6 CLAIRE WAY, Tiburon CA 94920	CA041 034-112-11	R-1-B-A	0.27	0.17	1001	1
10 CLAIRE WAY, Tiburon CA 94920	CA041 034-112-12	R-1-B-A	0.28	0.17	1001	1
269 KAREN WAY, Tiburon CA 94920	CA041 034-113-04	R-1-B-A	0.3	0.18	1001	1
11 CLAIRE WAY, Tiburon CA 94920	CA041 034-114-06	R-1-B-A	0.28	0.17	1001	1
270 KAREN WAY, Tiburon CA 94920	CA041 034-114-19	R-1-B-A	0.29	0.19	1001	1
283 KAREN WAY, Tiburon CA 94920	CA041 034-122-06	R-1-B-A	0.29	0.18	1001	1
353 KAREN WAY, Tiburon CA 94920	CA041 034-122-20	R-1-B-A	0.28	0.21	1001	1
322 KAREN WAY, Tiburon CA 94920	CA041 034-122-31	R-1-B-A	0.23	0.17	1001	1
318 KAREN WAY, Tiburon CA 94920	CA041 034-122-32	R-1-B-A	0.3	0.19	1001	1
310 KAREN WAY, Tiburon CA 94920	CA041 034-122-34	R-1-B-A	0.27	0.18	1001	1
28 CIRCLE DR, Tiburon CA 94920	CA041 034-181-18	R-3	0.72	0	1101	6
7 CIRCLE DR, Tiburon CA 94920	CA041 034-182-07	R-3	0.46	0	1101	9
50 RANCHO DR, Tiburon CA 94920	CA041 034-203-05	R-1	0.4	0.25	1001	1
31 TERRACE CT, Tiburon CA 94920	CA041 034-221-01	RO-2	0.33	0.21	1001	1
24 REED RANCH RD, Tiburon CA 94920	CA041 034-221-11	RO-2	0.46	0.29	1001	1
22 NORTH TER, Tiburon CA 94920	CA041 034-241-37	RO-2	0.42	0.29	1001	1
6 EAST TER, Tiburon CA 94920	CA041 034-241-41	RO-2	0.35	0.22	1001	1
24 NORTH TER, Tiburon CA 94920	CA041 034-241-42	RO-2	0.41	0.28	1001	1
3 EAST TER, Tiburon CA 94920	CA041 034-242-10	RO-2	0.34	0.21	1001	1
2 SOUTHRIDGE RD E, Tiburon CA 94920	CA041 034-243-22	RO-2	0.61	0.42	1001	1
	CA041 034-243-40	RO-2	0.3	0.14		0
117 JEFFERSON DR, Tiburon CA 94920	CA041 034-251-03	R-1	0.29	0.17	1001	1
481 IRVING CT, Tiburon CA 94920	CA041 034-251-10	R-1	0.34	0.22	1001	1
7 MERCURY AVE, Tiburon CA 94920	CA041 034-252-11	R-1	0.3	0.19	1001	1
1 MERCURY AVE, Tiburon CA 94920	CA041 034-252-14	R-1	0.35	0.21	1001	1
122 JEFFERSON DR, Tiburon CA 94920	CA041 034-252-26	R-1	0.29	0.17	1001	1
45 MERCURY AVE, Tiburon CA 94920	CA041 034-261-07	R-1	0.27	0.17	1001	1
55 MERCURY AVE, Tiburon CA 94920	CA041 034-261-36	R-1	0.39	0.24	1001	1

50 MERCURY AVE, Tiburon CA 94920	CA041 034-262-12	R-1	0.27	0.17	1001	1
20 APOLLO RD, Tiburon CA 94920	CA041 034-271-10	R-1	0.25	0.16	1001	1
19 JUNO RD, Tiburon CA 94920	CA041 034-271-26	R-1	0.34	0.21	1001	1
4 MERCURY AVE, Tiburon CA 94920	CA041 034-272-01	R-1	0.3	0.18	1001	1
8 VENUS CT, Tiburon CA 94920	CA041 034-281-10	R-1	0.3	0.17	1001	1
14 VENUS CT, Tiburon CA 94920	CA041 034-281-13	R-1	0.41	0.31	1001	1
18 VENUS CT, Tiburon CA 94920	CA041 034-281-16	R-1	0.43	0.26	1001	1
71 MERCURY AVE, Tiburon CA 94920	CA041 034-281-30	R-1	0.3	0.18	1001	1
	CA041 034-301-06	RO-2	0.36	0.22		0
1 BURRELL CT, Tiburon CA 94920	CA041 034-302-01	RO-2	0.42	0.26	1001	1
49 REED RANCH RD, Tiburon CA 94920	CA041 034-302-08	RO-2	0.61	0.37	1001	1
4 BURRELL CT, Tiburon CA 94920	CA041 034-302-11	RO-2	0.45	0.29	1001	1
	CA041 034-302-13	RO-2	0.02	0.01		0
5 BURRELL CT, Tiburon CA 94920	CA041 034-302-17	RO-2	0.82	0.56	1001	1
46 REED RANCH RD, Tiburon CA 94920	CA041 034-303-06	RO-2	0.35	0.22	1001	1
49 UPPER NORTH TER, Tiburon CA 94920	CA041 034-303-09	RO-2	0.39	0.24	1001	1
46 LOWER NORTH TER, Tiburon CA 94920	CA041 034-305-03	RO-2	0.39	0.26	1001	1
48 LOWER NORTH TER, Tiburon CA 94920	CA041 034-305-04	RO-2	0.48	0.32	1001	1
56 LOWER NORTH TER, Tiburon CA 94920	CA041 034-305-08	RO-2	0.54	0.35	1001	1
58 LOWER NORTH TER, Tiburon CA 94920	CA041 034-305-09	RO-2	0.91	0.54	1001	1
31 SOUTHRIDGE DR, Tiburon CA 94920	CA041 034-311-02	RO-2	0.4	0.24	1001	1
46 SOUTHRIDGE RD W, Tiburon CA 94920	CA041 034-311-14	RO-2	0.99	0.52	1001	1
21 SOUTHRIDGE DR, Tiburon CA 94920	CA041 034-311-26	RO-2	0.69	0.42	1001	1
17 JANET WAY, Tiburon CA 94920	CA041 034-321-02	RMP	0.04	0.03	1001	1
7 JANET WAY, Tiburon CA 94920	CA041 034-321-16	RMP	0.02	0.02	1001	1
11 ANDREW DR, Tiburon CA 94920	CA041 034-321-38	RMP	0.03	0.03	9000	1
1 ANDREW DR, Tiburon CA 94920	CA041 034-321-52	RMP	0.03	0.02	9000	1
1 ANDREW DR, Tiburon CA 94920	CA041 034-321-57	RMP	0.03	0.03	1001	1
20 ANDREW DR, Tiburon CA 94920	CA041 034-321-65	RMP	0.03	0.03	1001	1
22 ANDREW DR, Tiburon CA 94920	CA041 034-321-67	RMP	0.02	0.03	1001	1
24 ANDREW DR, Tiburon CA 94920	CA041 034-321-77	RMP	0.02	0.03	1001	1
26 ANDREW DR, Tiburon CA 94920	CA041 034-321-83	RMP	0.02	0.03	9000	1
29 ANDREW DR, Tiburon CA 94920	CA041 034-321-97	RMP	0.04	0.03	1001	1
4 JANET WAY, Tiburon CA 94920	CA041 034-322-07	RMP	0.02	0.03	1001	1

4 JANET WAY, Tiburon CA 94920	CA041 034-322-10	RMP	0.03	0.03	1001	1
30 ANDREW DR, Tiburon CA 94920	CA041 034-322-19	RMP	0.02	0.03	1001	1
30 ANDREW DR, Tiburon CA 94920	CA041 034-322-22	RMP	0.02	0.03	1001	1
35 ANDREW DR, Tiburon CA 94920	CA041 034-322-44	RMP	0.04	0.03	1001	1
35 ANDREW DR, Tiburon CA 94920	CA041 034-322-45	RMP	0.03	0.03	1001	1
10 WARRENS WAY, Tiburon CA 94920	CA041 034-360-10	RPD	1.52	0.95	1001	1
18 WARRENS WAY, Tiburon CA 94920	CA041 034-360-12	RPD	3.05	1.89	1001	1
18 UPPER CECILIA WAY, Tiburon CA 94920	CA041 034-360-23	RPD	0.7	0.42	1001	1
6 TURTLE ROCK CT, Tiburon CA 94920	CA041 034-380-20	RPD	1.02	0.62	1001	1
12 CIBRIAN DR, Tiburon CA 94920	CA041 038-021-09	RO-2	0.74	0.46	1001	1
5005 PARADISE DR, Tiburon CA 94920	CA041 038-031-03	RO-2	0.79	0.59	1001	1
	CA041 038-032-12		0.09	0		0
20 BOND LN, Tiburon CA 94920	CA041 038-071-08	RO-1	1.61	1	1001	2
145 ANTONETTE DR, Tiburon CA 94920	CA041 038-091-18	RO-1	2.16	1.19	1001	1
4737 PARADISE DR, Tiburon CA 94920	CA041 038-091-20	RO-2	0.84	0.54	1001	1
4747 PARADISE DR, Tiburon CA 94920	CA041 038-091-30	RO-2	0.72	0.46	1001	1
2 OLD LANDING RD, Tiburon CA 94920	CA041 038-162-54	RO-2	1.17	0.78	1001	1
4 OLD LANDING RD, Tiburon CA 94920	CA041 038-162-55	RO-2	1.18	0.75	1001	1
4206 PARADISE DR, Tiburon CA 94920	CA041 038-171-38	RO-2	0.74	0.64	1001	1
10 CORTE PALOS VERDES, Tiburon CA 94920	CA041 038-301-22	RO-2	0.55	0.39	1001	1
70 REED RANCH RD, Tiburon CA 94920	CA041 038-302-01	RPD	0.48	0.25	1001	1
5 VIA CAPISTRANO, Tiburon CA 94920	CA041 038-311-06	RO-2	1.59	0.97	1001	1
9 VIA CAPISTRANO, Tiburon CA 94920	CA041 038-311-08	RO-2	0.62	0.38	1001	1
103 REED RANCH RD, Tiburon CA 94920	CA041 038-312-05	RO-2	0.91	0.52	1001	2
19 VIA CAPISTRANO, Tiburon CA 94920	CA041 038-322-07	RO-2	0.77	0.47	1001	1
52 PASEO MIRASOL, Tiburon CA 94920	CA041 038-331-17	RO-2	0.93	0.6	1001	1
20 VIA SAN FERNANDO, Tiburon CA 94920	CA041 038-342-05	R-1	0.58	0.33	1001	1
63 PASEO MIRASOL, Tiburon CA 94920	CA041 038-342-08	R-1	0.7	0.41	1001	1
69 PASEO MIRASOL, Tiburon CA 94920	CA041 038-342-11	RO-2	0.77	0.46	1001	1
25 VIA SAN FERNANDO, Tiburon CA 94920	CA041 038-343-05	R-1	0.43	0.28	1001	1
	CA041 038-351-50	R-1	0.08	0.05		0
4 INDIAN ROCK CT, Tiburon CA 94920	CA041 038-400-02	RPD	0.97	0.63	1001	1
8 WARREN CT, Tiburon CA 94920	CA041 039-012-07	R-1	0.58	0.33	1001	1
	CA041 039-012-23	RO-1	0.68	0.43		0

70 SEAFIRTH RD, Tiburon CA 94920	CA041 039-101-02	RO-2	0.58	0.34	1001	1
60 SEAFIRTH RD, Tiburon CA 94920	CA041 039-101-26	RO-2	0.93	0.55	1001	1
109 HOWARD DR, Tiburon CA 94920	CA041 039-132-01	RO-2	0.41	0.24	9000	1
30 ROWLEY CIR, Tiburon CA 94920	CA041 039-133-03	R-1	0.3	0.18	1001	1
555 HILARY DR, Tiburon CA 94920	CA041 039-133-14	R-1	0.35	0.22	1001	1
	CA041 039-134-11	P	0.33	0.21		0
	CA041 039-134-13	P	0.33	0.21		0
119 HARN CT, Tiburon CA 94920	CA041 039-141-07	RO-2	0.41	0.23	1001	1
113 HARN CT, Tiburon CA 94920	CA041 039-141-10	RO-2	0.41	0.21	1001	1
	CA041 039-151-63	RO-1	5.16	3.4		0
185 GILMARTIN DR, Tiburon CA 94920	CA041 039-161-39	RPD	2.33	1.38	1001	1
190 GILMARTIN DR, Tiburon CA 94920	CA041 039-171-18	RO-1	0.77	0.45	1001	1
181 STEWART DR, Tiburon CA 94920	CA041 039-211-04	RO-2	1.44	0.9	1001	1
180 STEWART DR, Tiburon CA 94920	CA041 039-212-01	RO-2	0.64	0.41	1001	1
174 STEWART DR, Tiburon CA 94920	CA041 039-212-03	RO-2	0.68	0.35	1001	1
189 STEWART DR, Tiburon CA 94920	CA041 039-251-03	RO-2	0.64	0.39	1001	1
1 MIRA FLORES LN, Tiburon CA 94920	CA041 039-271-12	RPD	0.31	0.2	1001	1
24 NORMAN WAY, Tiburon CA 94920	CA041 039-280-02	RPD	0.59	0.34	1001	1
8 NORMAN WAY, Tiburon CA 94920	CA041 039-280-04	RPD	0.99	0.44	1001	1
206 TRESTLE GLEN TER, Tiburon CA 94920	CA041 055-072-10	R-1	0.45	0.28	1001	1
208 TRESTLE GLEN TER, Tiburon CA 94920	CA041 055-072-21	R-1	0.55	0.34	1001	1
533 COMSTOCK DR, Tiburon CA 94920	CA041 055-082-20	R-1	0.39	0.24	1001	1
563 VIRGINIA DR, Tiburon CA 94920	CA041 055-091-09	R-1	0.29	0.17	1001	1
555 VIRGINIA DR, Tiburon CA 94920	CA041 055-091-11	R-1	0.28	0.18	1001	1
550 TENAYA DR, Tiburon CA 94920	CA041 055-091-19	R-1	0.38	0.24	1001	1
594 VIRGINIA DR, Tiburon CA 94920	CA041 055-092-01	R-1	0.31	0.18	1001	1
586 VIRGINIA DR, Tiburon CA 94920	CA041 055-092-03	R-1	0.31	0.18	1001	1
14 AUBURN CT, Tiburon CA 94920	CA041 055-102-04	R-1	0.32	0.18	1001	1
129 AVENIDA MIRAFLORES, Tiburon CA 94920	CA041 055-141-01	R-1	0.5	0.31	1001	1
136 AVENIDA MIRAFLORES, Tiburon CA 94920	CA041 055-144-04	R-1	0.4	0.26	1001	1
10 BAYSHORE TER, Tiburon CA 94920	CA041 055-171-16	R-1	0.49	0.32	1001	1
30 BAYSHORE TER, Tiburon CA 94920	CA041 055-171-18	R-1	0.46	0.27	1001	1
21 MARA VISTA CT, Tiburon CA 94920	CA041 055-183-18	R-1	0.25	0.16	1001	1
675 HAWTHORNE DR, Tiburon CA 94920	CA041 055-191-08	R-1	0.26	0.17	1001	1

669 HAWTHORNE DR, Tiburon CA 94920	CA041 055-191-11	R-1	0.41	0.28	1001	2
3 PALMER CT, Tiburon CA 94920	CA041 055-201-01	R-1	0.58	0.34	1001	1
	CA041 055-201-25	R-1	0.18	0.09		0
	CA041 055-201-32	R-1	0.01	0.01		0
699 HILARY DR, Tiburon CA 94920	CA041 055-211-02	R-1	0.28	0.17	1001	1
757 TIBURON BLVD, Tiburon CA 94920	CA041 055-222-01	R-1	0.28	0.18	1001	1
711 HAWTHORNE DR, Tiburon CA 94920	CA041 055-222-10	R-1	0.27	0.17	1001	1
750 HILARY DR, Tiburon CA 94920	CA041 055-222-19	R-1	0.33	0.21	1001	1
7 MACANNAN CT, Tiburon CA 94920	CA041 055-261-19	R-1	0.32	0.19	1001	1
985 TIBURON BLVD, Tiburon CA 94920	CA041 058-132-08	R-1	0.96	0.56	1001	1
45 SPRING LN, Tiburon CA 94920	CA041 058-141-04	RO-2	0.86	0.62	1001	1
25 SPRING LN, Tiburon CA 94920	CA041 058-141-16	RO-2	1.01	0.7	1001	1
	CA041 058-151-13	P	0.03	0		0
1185 TIBURON BLVD, Tiburon CA 94920	CA041 058-151-38	P	1	0.59	9000	0
	CA041 058-181-02		0.28	0.11		0
4 LYFORD DR, Tiburon CA 94920	CA041 058-182-08	R-3	1.88	1.2	1101	17
52 RED HILL CIR, Tiburon CA 94920	CA041 058-182-21	RMP	0.05	0.06	1001	1
42 RED HILL CIR, Tiburon CA 94920	CA041 058-182-26	RMP	0.06	0	1001	1
38 RED HILL CIR, Tiburon CA 94920	CA041 058-182-28	RMP	0.06	0	1001	1
22 LYFORD DR, Tiburon CA 94920	CA041 058-182-40	RMP	0.04	0	1001	1
30 LYFORD DR, Tiburon CA 94920	CA041 058-182-44	RMP	0.04	0	1001	1
34 LYFORD DR, Tiburon CA 94920	CA041 058-182-46	RMP	0.04	0	1001	1
55 MARINERO CIR, Tiburon CA 94920	CA041 058-192-03	R-3	0.61	0.37	1101	18
	CA041 058-193-10	R-3	0.03	0.07		0
49 LYFORD DR, Tiburon CA 94920	CA041 058-195-04	R-3	0.52	0.26	1101	8
8 TARA VIEW RD, Tiburon CA 94920	CA041 058-201-14	RO-2	0.81	0.56	1001	1
7 TARA HILL RD, Tiburon CA 94920	CA041 058-201-25	RO-2	1.18	0.74	1001	1
10 TARA VIEW RD, Tiburon CA 94920	CA041 058-201-30	RO-1	0.95	0.64	1001	1
1200 MARINER WAY, Tiburon CA 94920	CA041 058-212-11	R-3	0.35	0.25	1101	4
66 RED HILL CIR, Tiburon CA 94920	CA041 058-212-15	R-3	0.26	0.16	1001	1
78 RED HILL CIR, Tiburon CA 94920	CA041 058-212-21	R-3	0.16	0.1	1001	1
123 RED HILL CIR, Tiburon CA 94920	CA041 058-212-43	R-3	0.03	0	1001	1
7 AUDREY CT, Tiburon CA 94920	CA041 058-231-01	RO-2	0.61	0.4	1001	1
8 AUDREY CT, Tiburon CA 94920	CA041 058-231-06	RO-2	0.7	0.48	1001	1

10 ACELA DR, Tiburon CA 94920	CA041 058-231-12	RO-2	0.57	0.38	1001	1
16 ACELA DR, Tiburon CA 94920	CA041 058-231-15	RO-2	0.8	0.48	1001	1
	CA041 058-231-21	RO-2	0.05	0.02		0
2 BERKE CT, Tiburon CA 94920	CA041 058-231-23	RO-2	1.08	0.57	1001	1
5 BARTEL CT, Tiburon CA 94920	CA041 058-271-04	RO-2	0.63	0.44	1001	1
5 HEATHCLIFF DR, Tiburon CA 94920	CA041 058-281-09	RO-2	0.48	0.29	1001	1
95 SUGARLOAF DR, Tiburon CA 94920	CA041 058-282-02	RO-2	0.82	0.58	1001	1
1 SAINT GABRIELLE CT, Tiburon CA 94920	CA041 058-282-10	RO-2	0.64	0.39	1001	1
133 LYFORD DR, Tiburon CA 94920	CA041 058-282-11	RO-2	0.93	0.45	1001	1
4 HEATHCLIFF DR, Tiburon CA 94920	CA041 058-283-02	RO-2	0.92	0.59	1001	1
2 LYFORD DR, Tiburon CA 94920	CA041 058-290-07	R-3	0.05	0.09	1001	1
6 ROUND HILL TER, Tiburon CA 94920	CA041 058-301-41	RPD	0.75	0.54	1001	1
77 ROUND HILL RD, Tiburon CA 94920	CA041 058-301-47	RO-2	0.89	0.53	1001	0
132 SUGARLOAF DR, Tiburon CA 94920	CA041 058-311-09	RO-2	0.52	0.31	1001	1
121 SUGARLOAF DR, Tiburon CA 94920	CA041 058-313-03	RO-2	0.9	0.57	1001	1
23 VENADO DR, Tiburon CA 94920	CA041 058-321-11	RO-2	0.99	0.36	1001	1
	CA041 058-321-17	RO-2	0.05	0.05		0
35 MEADOW HILL DR, Tiburon CA 94920	CA041 058-341-03	RO-2	0.78	0.5	1001	1
1410 VISTAZO ST W, Tiburon CA 94920	CA041 058-361-04	R-3	0.02	0.07	1001	1
35 CORINTHIAN CT, Tiburon CA 94920	CA041 058-370-08	R-3	0.03	0.06	1001	1
5 CORINTHIAN CT, Tiburon CA 94920	CA041 058-370-35	R-3	0.04	0.06	1004	1
98 MARINERO CIR, Tiburon CA 94920	CA041 058-380-09	RMP	0.03	0.07	1001	1
88 MARINERO CIR, Tiburon CA 94920	CA041 058-380-21	RMP	0.04	0.1	1001	1
28 MARINERO CIR, Tiburon CA 94920	CA041 058-390-11	R-3	0.03	0.05	1001	1
28 MARINERO CIR, Tiburon CA 94920	CA041 058-390-18	R-3	0.03	0.05	1004	1
28 MARINERO CIR, Tiburon CA 94920	CA041 058-390-23	R-3	0.02	0.05	1004	1
99 LYFORD DR, Tiburon CA 94920	CA041 058-390-46	R-3	0.05	0.05	1004	1
72 NEDS WAY, Tiburon CA 94920	CA041 058-460-20	RMP	0.05	0.03	1001	1
611 RIDGE RD, Tiburon CA 94920	CA041 059-022-02	RO-2	0.72	0.5	1001	1
1907 STRAITS VIEW DR, Tiburon CA 94920	CA041 059-023-05	RO-2	0.8	0.49	1001	1
612 RIDGE RD, Tiburon CA 94920	CA041 059-023-16	RO-2	1.16	0.68	1001	1
616 RIDGE RD, Tiburon CA 94920	CA041 059-023-17	RO-2	0.8	0.55	1001	1
1905 STRAITS VIEW DR, Tiburon CA 94920	CA041 059-023-22	RO-2	0.9	0.55	1001	1
1795 VISTAZO WEST ST, Tiburon CA 94920	CA041 059-041-08	RO-2	0.79	0.52	1001	1

349 RIDGE RD, Tiburon CA 94920	CA041 059-041-11	RO-2	0.78	0.51	1001	1
455 RIDGE RD, Tiburon CA 94920	CA041 059-042-07	RO-2	0.81	0.51	1001	1
1825 LAGOON VIEW DR, Tiburon CA 94920	CA041 059-042-08	RO-2	0.74	0.45	1001	1
1823 LAGOON VIEW DR, Tiburon CA 94920	CA041 059-042-09	RO-2	0.85	0.53	1001	1
1721 MAR WEST ST, Tiburon CA 94920	CA041 059-053-11	R-2	0.2	0.12	1001	1
104 ESPERANZA ST, Tiburon CA 94920	CA041 059-053-13	R-2	0.05	0.03	1001	1
1770 CENTRO WEST ST, Tiburon CA 94920	CA041 059-053-14	R-2	0.21	0.14	1101	2
1741 MAR WEST ST, Tiburon CA 94920	CA041 059-053-18	R-2	0.15	0.08	1001	1
1812 CENTRO WEST ST, Tiburon CA 94920	CA041 059-061-03	R-2	0.24	0	1101	2
1832 CENTRO WEST ST, Tiburon CA 94920	CA041 059-061-38	R-2	0.03	0.02	1001	1
1800 VISTAZO ST W, Tiburon CA 94920	CA041 059-071-01	R-2	0.34	0.23	1001	1
16 SAINT BERNARD LN, Tiburon CA 94920	CA041 059-071-17	R-2	0.42	0.24	1101	2
1891 CENTRO WEST ST, Tiburon CA 94920	CA041 059-071-37	R-2	0.36	0	1101	2
2477 SPANISH TRAIL RD, Tiburon CA 94920	CA041 059-091-07	RO-2	2.58	1.68	1001	1
2243 VISTAZO ST E, Tiburon CA 94920	CA041 059-091-53	RO-2	1.62	1.12	1001	1
1960 STRAITS VIEW DR, Tiburon CA 94920	CA041 059-091-61	RO-2	3.76	2.28	1001	1
1880 CENTRO WEST ST, Tiburon CA 94920	CA041 059-121-01	R-2	0.25	0.17	1101	2
1886 CENTRO WEST ST, Tiburon CA 94920	CA041 059-121-03	R-2	0.33	0	1101	2
1899 MAR WEST ST, Tiburon CA 94920	CA041 059-121-09	R-2	0.26	0.18	1001	1
1960 CENTRO WEST ST, Tiburon CA 94920	CA041 059-121-27	R-2	0.25	0.16	1001	1
131 LAS LOMAS LN, Tiburon CA 94920	CA041 059-121-40	R-2	0.29	0.17	1001	1
1 TOWER POINT LN, Tiburon CA 94920	CA041 059-122-46	R-1	0.42	0.26	1001	1
249 DIVISO ST, Tiburon CA 94920	CA041 059-131-05	R-1	0.12	0.07	1001	1
1901 CENTRO WEST ST, Tiburon CA 94920	CA041 059-131-09	R-1	0.26	0.16	1001	1
2090 VISTAZO ST E, Tiburon CA 94920	CA041 059-132-02	R-1	0.28	0.18	1001	1
240 DIVISO ST, Tiburon CA 94920	CA041 059-132-25	R-1	0.26	0.18	1001	1
244 LOMA AVE, Tiburon CA 94920	CA041 059-132-26	R-1	0.29	0.19	1001	1
2219 CENTRO EAST ST, Tiburon CA 94920	CA041 059-141-15	R-2	0.36	0	1101	2
2298 PARADISE DR, Tiburon CA 94920	CA041 059-143-38	R-2	0.03	0.2	1001	1
	CA041 059-162-01	OS	0.74	0.44		0
	CA041 059-181-07		0.03	0		0
30 LINDA VISTA AVE, Tiburon CA 94920	CA041 059-192-11	R-2	0.28	0.18	1101	2
2219 MAR EAST ST, Tiburon CA 94920	CA041 059-192-15	R-2	0.28	0.17	1101	2
2319 MAR EAST ST, Tiburon CA 94920	CA041 059-193-26	R-2	0.02	0.1	1001	1

2338 MAR EAST ST, Tiburon CA 94920	CA041 059-195-09	R-2	0.04	0	1001	1
2305 PARADISE DR, Tiburon CA 94920	CA041 059-201-34	R-2	0.26	0	1001	1
1855 MAR WEST ST, Tiburon CA 94920	CA041 059-360-01	R-2	0.03	0	1001	1
1857 MAR WEST ST, Tiburon CA 94920	CA041 059-360-02	R-2	0.03	0	1004	1
Total acreage			122.03	74.86		
ABAG overcount (acres)				47.17		
ABAG overcount (%)				63.0%		
Average Parcel Size				0.32		
Median Parcel Size				0.22		

Indicates information from Marin County Assessor; all other information from HESS.

Vacant Potential Sites

Site Address	Assessor Parcel Num	Gener	Zoning D	Parcel Size	Actual Parc	Existing U:	Existing U: Notes
	CA041 034-291-34	MH	R-1	0.15	0.10	8001	80 Owned by MMWD
	CA041 034-351-10	OS	OS	6.39	3.93	8001	15 Common Area
	CA041 034-380-17	ML	RPD	0.76	0.57	8001	15 39.6% slope, Common Area
4 TURTLE ROCK CT, Tiburc	CA041 034-380-21	ML	RPD	1.5	0.92	8001	11 Single family
4719 PARADISE DR, Tiburc	CA041 038-121-05	ML	RO-1	1.74	0.98	8001	11 Single family
3 VIA CAPISTRANO, Tiburc	CA041 038-311-05	M	RO-2	0.59	1.00	8001	10 32.7% slope
6 WARREN CT, Tiburon CA	CA041 039-012-08	MH	R-1	0.7	0.40	8001	11 Single family
	CA041 039-091-07	M	RO-2	0.21	0.10	8001	10
	CA041 055-072-20	MH	R-1	0.14	0.17	8001	10
11 GILMARTIN DR, Tiburo	CA041 055-253-17	MH	RPD	0.58	0.39	8001	10
	CA041 058-121-24	M	RPD	0.94	0.52	8001	11 Single family
	CA041 058-252-15	ML	RO-1	1.01	0.69	8001	11 Single family
100 MOUNT TIBURON RD	CA041 058-261-36	ML	RO-1	1.53	0.90	8001	10 24.5% slope
130 LYFORD DR, Tiburon C	CA041 058-272-01	M	RO-2	0.49	0.29	8001	10
3 HEATHCLIFF DR, Tiburor	CA041 058-281-08	M	RO-2	0.53	0.34	8001	10
	CA041 058-282-03	M	RO-2	1.17	0.73	8001	11 Single family
	CA041 058-282-06	M	RO-2	0.65	0.38	8001	11 Single family
	CA041 058-321-08	M	RO-2	1.4	0.77	8001	10 56.1% slope
	CA041 058-321-13	M	RO-2	0.67	0.42	8001	11 Single family
	CA041 058-341-12	M	RO-2	1	0.63	8001	11 Single family
7 PLACE MOULIN, Tiburor	CA041 058-351-05	M	RPD	0.7	0.44	8001	10
107 MOUNT TIBURON RD	CA041 058-351-23	M	RPD	2.01	1.26	8001	10 42.8% slope
2225 VISTAZO ST E, Tiburc	CA041 059-091-56	M	RO-2	1.5	0.96	8001	10 38.2% slope
1911 MAR WEST ST, Tibur	CA041 059-121-36	H	R-2	0.28	0.18	8001	10
	CA041 059-122-47	MH	R-1	0.33	0.18	8001	10
2110 VISTAZO ST E, Tiburc	CA041 059-141-01	MH	R-1	0.5	0.28	8001	11 Single family
	CA041 059-141-21	MH	R-1	0.34	0.19	8001	11 Single family
2359 PARADISE DR, Tiburc	CA041 059-201-52	H	R-2	0.27	0.00	8001	20
85 EASTVIEW AVE, Tiburo	CA041 060-105-67	MH	R-1	0.09	0.06	8001	
Total acreage				28.17	17.79		
Acreage over .5 acres, not open space				18.28	9.94		

Acreage actually vacant	11.64
Acreage actually vacant, over .5 acres, and not open space	5.47

Figure 5: FEMA Flood Zone Designations

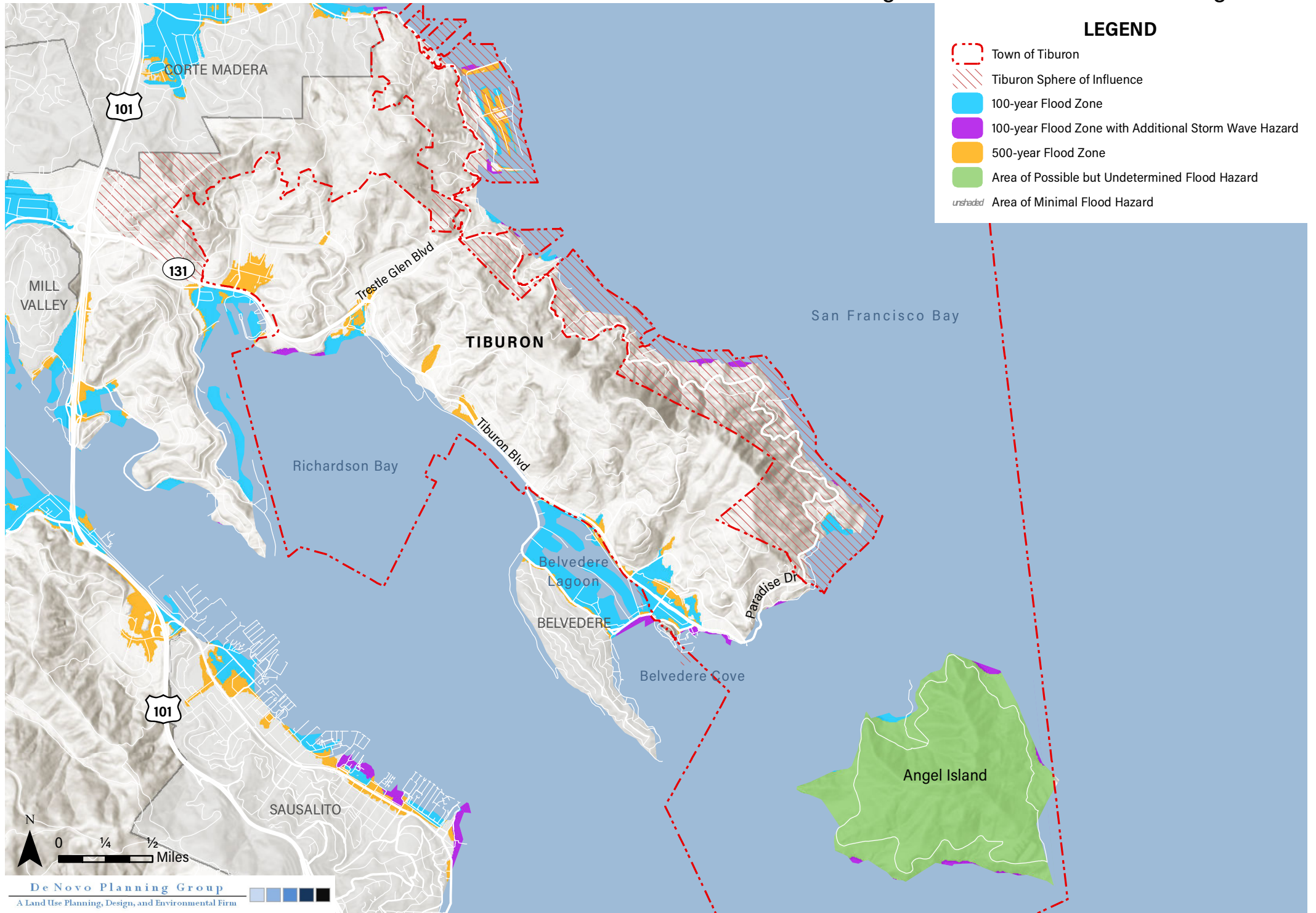
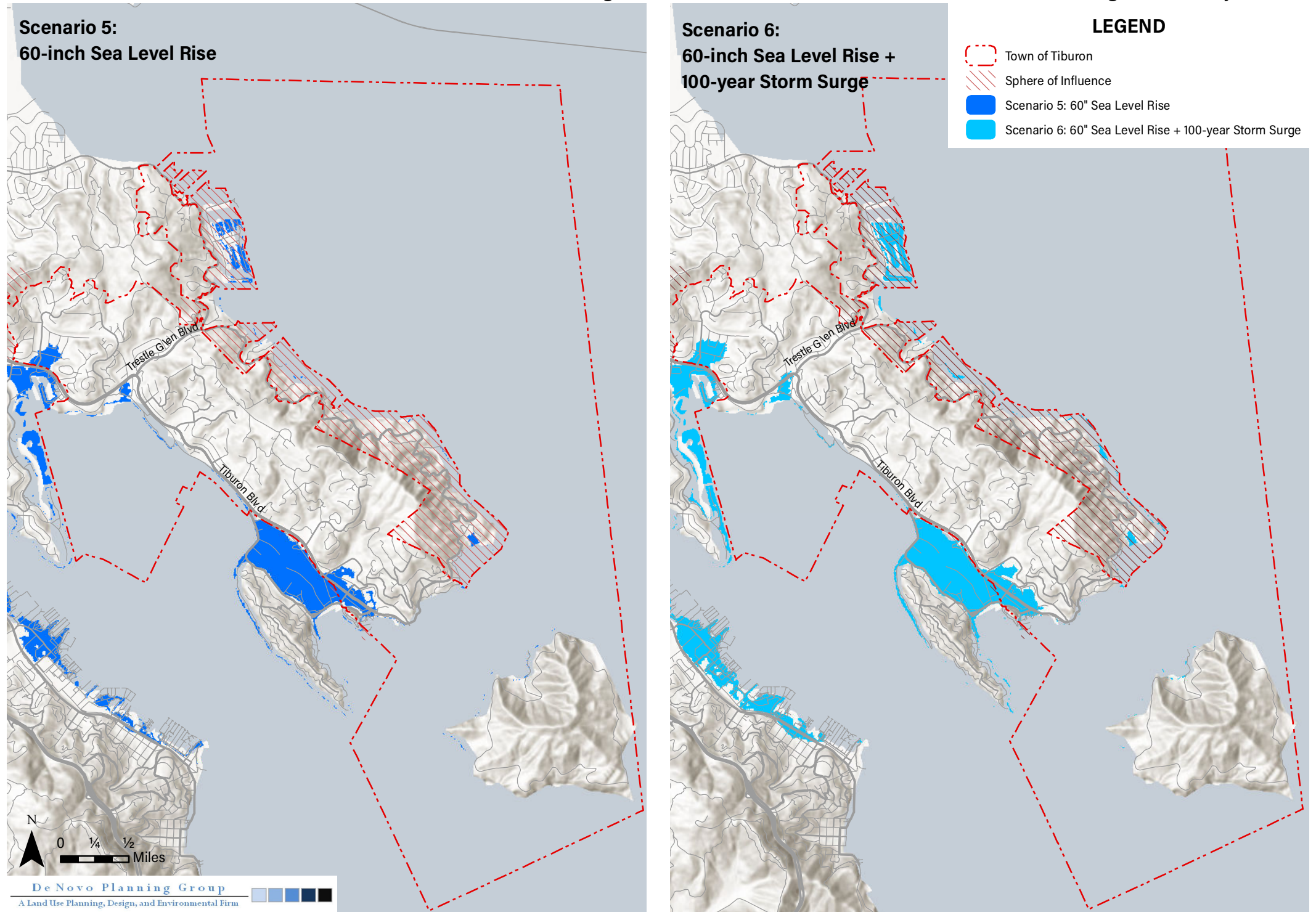
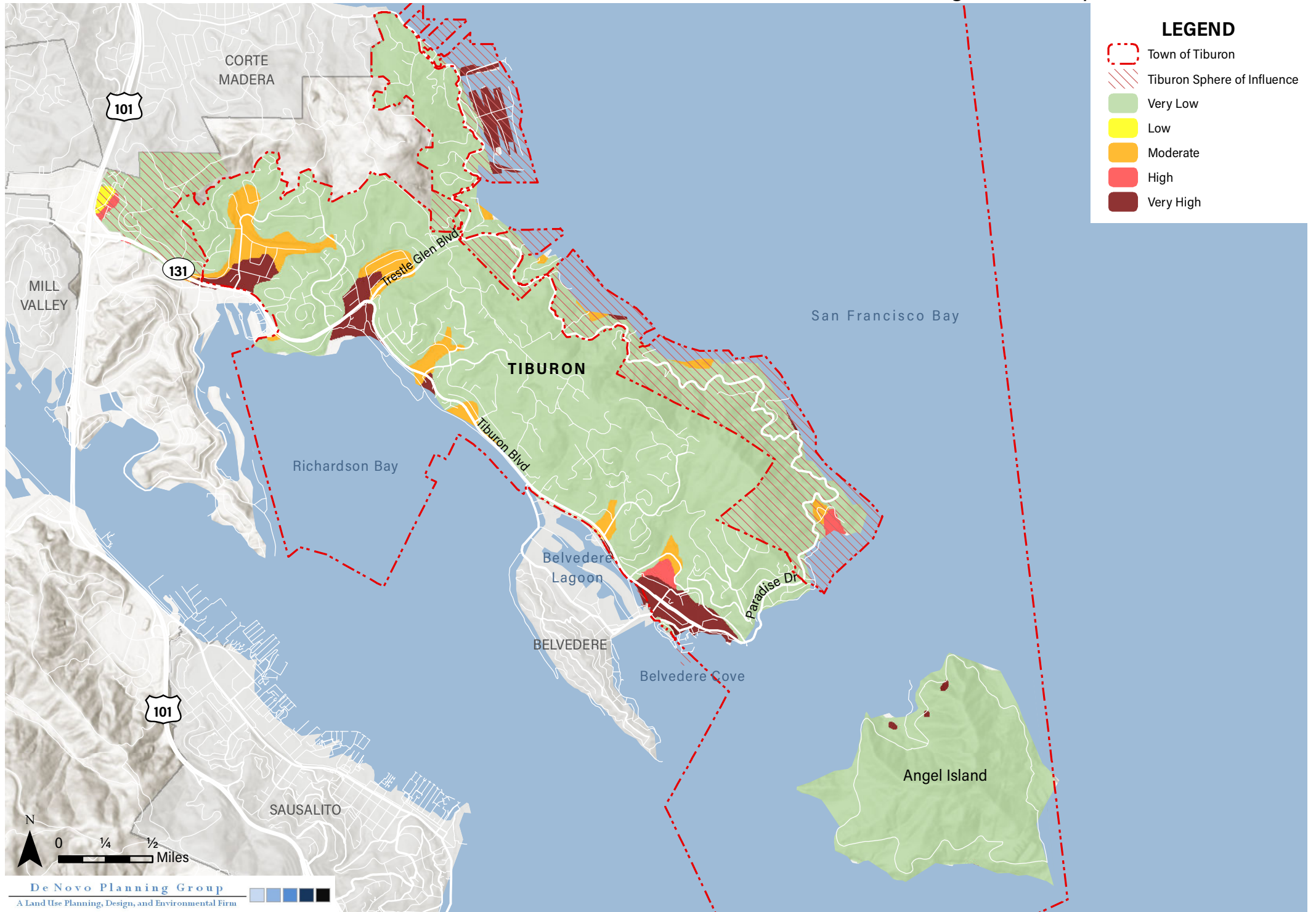


Figure 5c: OCOF Sea Level Rise Scenarios - Long-Term Projections



Sources: San Francisco Bay Conservation and Development Commission (BCDC), Adapting to Rising Tides (Marin_inundation_rast_12, Marin_inundation_rast_36). Map date: December 2, 2020.

Figure 4-4: Liquefaction Potential



Sources: ArcGIS Online World Hillshade Map Service; Marin GeoHub "Liquefaction", 11/10/2020. Map date: November 30, 2020.