



***Office of the Town Manager
Town of Tiburon
September 21, 2022***

The Honorable James T. Chou
Presiding Judge of the Marin County
Superior Court
Post Office Box 4988
San Rafael, CA 94913-4988

Pat Shepard, Foreperson
Marin County Civil Grand Jury
3501 Civic Center Drive, Room 275
San Rafael, CA 94903

**Re: Response to Grand-Jury Report
*Affordable Housing: Time for Collaboration in Marin***

Dear Honorable Judge Chou and Foreperson Shepard:

This letter explains in detail the Town of Tiburon's response to the Civil Grand Jury Report dated June 24, 2022 (*Affordable Housing: Time for Collaboration in Marin*). The Report directs the Town to respond to Findings F1-F10, and Recommendations R1

Jon Welner
Mayor

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Jack Ryan
Vice Mayor

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Alice Fredericks
Councilmember

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Noah Griffin
Councilmember

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Holli Thier
Councilmember

Greg Chanis
Town Manager

FINDINGS AND RESPONSES

F1. Marin County lacks sufficient affordable and workforce housing.

Response- The Town of Tiburon agrees with this Finding

F2. Increasingly, individuals who work in Marin County cannot afford to live in the county, many of whom must commute from outside the county.

Response- The Town of Tiburon agrees with this Finding

F3. Recent California laws provide new incentives for local governments to collaborate in developing affordable housing.

Response- The Town of Tiburon agrees with this Finding

F4. The Regional Housing Needs Allocation allotments are widely viewed as unachievable for the county and many Marin municipalities.

Response- The Town of Tiburon agrees with this finding



F5. Failure to achieve Regional Housing Needs Allocation allotments will trigger loss of local control over housing development.

Response- The Town of Tiburon agrees with this finding

F6. There is new and increasing support and willingness to cooperate among elected officials for building affordable housing in Marin.

Response- The Town of Tiburon agrees with this finding

F7. A countywide approach to housing development would enhance Marin's ability to meet affordable and workforce housing needs

Response- The Town of Tiburon agrees with this finding

F8. Large affordable housing developments in Marin require subsidies to be financially feasible.

Response- The Town of Tiburon agrees with this finding.

F9. Organizations with expertise and access to subsidies and other funding sources are successfully building new affordable and workforce housing developments in Marin.

Response- The Town of Tiburon agrees with this finding

F10. A countywide approach to housing development would enhance Marin's ability to secure funding for affordable and workforce housing.

Response- The Town of Tiburon agrees with this finding

RECOMMENDATIONS AND RESPONSES

R1. No later than December 31, 2022, the Marin County Board of Supervisors and Marin's city and town councils should jointly create a regional authority, or empower an existing authority such as the Transportation Authority of Marin, to coordinate affordable and workforce housing policy on a countywide basis

Response- This recommendation requires further analysis.

The Town agrees collaboration on affordable and workforce housing policy is beneficial and will likely result in more affordable housing in our communities. In

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fact, Marin entities already benefit from collaboration in this area, as much work has been done to date.

Cities and towns within the County have long collaborated with each other on Housing matters, beginning with the countywide Housing Element Handbook in 2008, which provided a shared template, background information and model programs and programs for the 2009 Housing Element effort. This effort was successful in that all Marin municipalities received certified housing elements.

In addition, in 2019, Tiburon staff joined a countywide working group of Planning Directors and planning staff to support and encourage interjurisdictional collaboration on housing issues and solutions. The working group has established common goals and coordinated on housing legislation, planning, production and preservation of existing affordable housing sites. The working group meets once monthly and has evolved from briefings and discussions regarding state housing legislation into collaboration on projects to facilitate the development of more housing in Marin County. The working group applied jointly for SB2 planning grants in the summer and fall of 2019 and has started to collaborate on these grant projects, including Objective Design and Development Standards, an ADU Workbook and Website, and inclusionary housing program updates. The group received funds from ABAG to work collaboratively on shared Housing Element deliverables including translation dollars, Affirmatively Furthering Fair Housing products, visualizations, and a countywide website.

Forming a Joint Powers Agreement (JPA) with 12 jurisdictions as proposed in R1 would take a significant investment of time, funding and energy that could impact current housing efforts. Given the diversity amongst Marin jurisdictions with regards to housing stock, land availability, demographics, and land use patterns, it may prove challenging to find consensus on several issues related to the formation of JPA's. These include defining the proposed JPA's powers, composition of the JPA Board, governance structure and funding sources. Doing so by December 31, 2022 is not a realistic timeline, particularly given each Marin jurisdiction is currently working hard to certify their housing element by January 31, 2023.

The Town of Tiburon is committed to working with other Marin jurisdictions and stakeholders to support the production of affordable and workforce housing and remains open to additional formal or informal collaboration in the future.

Sincerely,

Greg Chanis, Town Manager

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RESPONSE TO GRAND JURY REPORT FORM
Town of Tiburon

Report Title: Affordable Housing: Time for Collaboration in Marin
Report Date: June 24, 2022
Response By: Town of Tiburon

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FINDINGS

- We agree with Findings numbered: F1, F-2, F-3, F-4, F-5, F-6, F-7, F8, F-9 and F-10.
- We disagree partly with Findings numbered: NA

RECOMMENDATIONS

- Recommendations numbered NA have been implemented.
- Recommendations numbered: NA have not yet been implemented but will be implemented in the future.
- Recommendations numbered NA have been partially implemented, and remaining parts will be implemented in the future
- Recommendations numbered: R1 require further analysis.
- Recommendations numbered: NA will not be implemented because they are not warranted or are not reasonable.

Date: September 21, 2022

Signed: _____

Number of pages attached: 3