



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Brian C. Crawford
DIRECTOR

Marin County Civic Center
3501 Civic Center Drive
Suite 308
San Rafael, CA 94903
415 473 6269 T
415 473 7880 F
415 473 2255 TTY

Building and Safety
Environmental Health Services
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March 26, 2019

Board of Supervisors
County of Marin
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

SUBJECT: 2018 Housing Element Annual Progress Report

Dear Board Members:

RECOMMENDATIONS:

1. Accept the Housing Element Annual Progress Report substantially in the form attached, subject to County Counsel approval.
2. Authorize staff to submit the Annual Progress Report to the California State Department of Housing and Community Development (HCD) and the California Office of Planning and Research (OPR).

SUMMARY: State housing law¹ requires California cities and counties to submit a prescribed Housing Element Annual Progress Report to by April 1 of each year. The 2018 Annual Progress Report contains a numeric and narrative review of the County's achievements in implementation of Housing Element programs during calendar year 2018.² This report is a standard procedural requirement and is being submitted to your Board as an informational update; preparation or review of the Annual Progress Report does not constitute an opportunity to amend the Housing Element.

DISCUSSION: The 2018 Annual Progress Report marks the inauguration of increased reporting requirements mandated by AB 879, which the Governor approved as part of the 2017 Housing Package. New requirements include:

- Provision of the number of units applied for and disapproved each year, and sites rezoned to accommodate Marin County's Regional Housing Needs Allocation (RHNA); and
- Analysis of how locally adopted ordinances impact the cost and supply of housing development, the impact of processing timelines, and local efforts to remove nongovernmental constraints that result in a shortfall of a jurisdiction's achievement of its RHNA requirements at all income levels.

These new requirements are exemplified in tables A2, C, E and F of the Annual Progress Report, attached hereto as Attachment 1.

As per these new requirements, Table B of the Annual Progress Report summarizes new residential building permits issued during the 2018 calendar year by income category as a measure of the unincorporated County's progress toward meeting the 2014-2022 RHNA cycle. Table D of the report summarizes progress achieved in the

¹ California Government Code §65400(b)(2)

² A comprehensive list of Housing Element programs is provided in Table D of the 2018 APR.

implementation of statutory requirements and programs of the 2015-2023 Housing Element during that same period.

CONCLUSION: The County is statutorily obligated to annually account for implementation of its Housing Element and achievement of its RHNA. Completion and timely submission of the Annual Progress Report fulfills this obligation. Staff recommend that your Board accept the 2018 Annual Progress Report and direct staff to submit it to HCD and OPR, with authorization to provide such corrections or additional information as HCD may require.

FISCAL IMPACT: None.

REVIEWED BY:

- | | |
|--|---|
| <input type="checkbox"/> Auditor Controller | <input checked="" type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Counsel | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

Respectfully submitted,



Debbi La Rue
Planner



Leelee Thomas
Planning Manager

Attachments:

1. 2018 Housing Element Annual Progress Report

A full reference copy of this staff report and associated attachments will become available for public review at the Board of Supervisors office, 3501 Civic Center Drive, Suite 329 (8:00 a.m. to 5:00 p.m., Monday through Friday) and at the Community Development Agency, Planning Division, 3501 Civic Center Drive, Suite 308 (8:00 a.m. to 4:00 p.m., Monday through Thursday, closed Fridays).