

074-231-11	465 Woodland Rd	91511	ADU	R	9/20/2023						1	1				NONE			Pending			
180-012-04	139 Mabry Way	91507	ADU	R	9/15/2023							1	1				NONE			Pending		Building permit has not been
050-052-03	116 Petalita Ave (ADU 116A)	91497	ADU	R	9/13/2023						11	11					NONE			Pending		Building permit has not been
016-033-17	100 Summit Ave	91460	ADU	R	8/25/2023							1	1				NONE			Pending		Building permit has not been
016-033-17	100 Summit Ave	91460	SFD	O	8/25/2023							1	1				NONE			Pending		Building permit has not been
018-091-19	134 Orange St	91459	ADU	R	8/25/2023							1	1				NONE			Pending		Building permit has not been
050-032-05	351 Loring Ave	91458	ADU	R	8/24/2023							1	1				NONE			Pending		Building permit has not been
050-132-15	300 Sheffield Ave	91430	JADU	R	8/15/2023							1	1				NONE			Pending		Building permit has not been
043-083-04	39 Strawberry Circle	91414	ADU	R	8/11/2023							1	1				NONE			Pending		Building permit has not been
049-041-48	560 Alta Way	91409	ADU	R	8/10/2023							1	1				NONE			Pending		Building permit has not been
049-041-48	560 Alta Way	91409	SFD	O	8/10/2023							1	1				NONE			Pending		Building permit has not been
164-650-07	27 Erin Dr	91406	ADU	R	8/10/2023							1	1				NONE			Pending		Building permit has not been
164-650-07	27 Erin Dr	91406	SFD	O	8/10/2023							1	1				NONE			Pending		Building permit has not been
074-052-15	29 McCallister Ave	91404	SFD	O	8/9/2023							1	1				NONE			Pending		Building permit has not been
074-052-15	29 McCallister Ave	91404	ADU	R	8/9/2023							1	1				NONE			Pending		Building permit has not been
074-121-16	18 Berens Dr	91393	ADU	R	8/4/2023							1	1				NONE			Pending		Building permit has not been
164-650-03	11 Erin Dr	91388	ADU	R	8/3/2023							1	1				NONE			Pending		Building permit has not been
164-650-03	11 Erin Dr	91388	SFD	O	8/3/2023							1	1				NONE			Pending		Building permit has not been
100-331-18	2 Maui Lane	91384	SFD	O	7/31/2023							1	1				NONE			Pending		Building permit has not been
176-064-03	26 Irving Dr	91378	ADU	R	7/31/2023							1	1				NONE			Pending		Building permit has not been
177-101-06	107 Deer Hollow Rd	91342	ADU	R	7/19/2023			1					1				NONE			Approved		
049-183-19	746 Alta Vista Rd	91336	SFD	O	7/19/2023							1	1				NONE			Approved		
164-381-20	11 Mt Burney Ct	91340	ADU	R	7/19/2023							1	1				NONE			Pending		Building permit has not been
180-133-15	329 N San Pedro Rd	91339	ADU	R	7/19/2023							1	1				NONE			Pending		Building permit has not been
059-203-27	2495 Mar East Street	91330	ADU	R	7/17/2023							1	1				NONE			Pending		Building permit has not been
034-151-08	62 Bay Vista Dr	91324	ADU	R	7/14/2023							1	1				NONE			Pending		Building permit has not been
100-300-10	40 Sea Bluff	175167	SFD	O	7/10/2023							1	1		1		NONE			Approved		Building permit has not been
033-071-35	15 Horse Hill Lane	91294	ADU	R	7/10/2023			1					1				NONE			Approved		
059-241-02	2960 Paradise Dr	91302	ADU	R	7/10/2023								1				NONE			Pending		Building permit has not been
100-300-10	40 Sea Bluff	91295	SFD	O	7/10/2023							1	1				NONE			Pending		Building permit has not been
164-320-20	3001 Lucas Valley Road	91265	SFD	O	6/29/2023							1	1				NONE			Pending		Building permit has not been
050-074-39	323 Pine Hill Road	91235	ADU	R	6/22/2023						1		1				NONE			Approved		
100-300-11	20 Sea Bluff	174881	SFD	O	6/16/2023							1	1		1		NONE			Approved		
100-300-11	20 Sea Bluff	91226	SFD	O	6/16/2023							1	1		1		NONE			Approved		
192-212-20	169 Elm Rd	91207	ADU	R	6/12/2023						1		1				NONE			Approved		
176-111-11	60 Tarry Rd	91206	ADU	R	6/9/2023							1	1		1		NONE			Approved		
048-152-11	1109 Western Ave	91200	ADU	R	6/8/2023							1	1		1		NONE			Pending		Building permit has not been
016-031-18	53 Moncada Way	91191	ADU	R	6/7/2023							1	1		1		NONE			Approved		
100-261-10	314 Oceana Dr	91188	SFD	O	6/6/2023							1	1				NONE			Pending		Building permit has not been
033-073-04	15 Shell Rd	91172	ADU	R	6/1/2023							1	1				NONE			Pending		Building permit has not been
018-163-01	22 McKenzie Street	91151	SFD	O	5/25/2023							1	1				NONE			Approved		
200-282-01	373 Countview Dr	91158	JADU	R	5/25/2023								1		1		NONE			Approved		
200-282-01	373 Countview Dr	91158	ADU	R	5/25/2023							1	1		1		NONE			Withdrawn		
018-163-01	22 McKenzie St	91151	SFD	O	5/25/2023							1	1				NONE			Pending		Building permit has not been
074-252-07	141 Goodhill Rd	91135	ADU	R	5/19/2023					1			1				NONE			Approved		
177-042-07	390 Fawn Dr	91129	ADU	R	5/18/2023							1	1		1		NONE			Approved		
157-391-10	116 Bahama Reef	91100	JADU	R	5/6/2023							1	1				NONE			Pending		Building permit has not been
180-291-07	27 Sunny Oaks Dr (Aka 29)	91083	ADU	R	5/2/2023							1	1				NONE			Pending		Building permit has not been
186-141-03	726 Ft San Pedro Rd	91027	SFD	O	4/14/2023							1	1				NONE			Pending		Building permit has not been
176-181-01	135 Van Winkle Dr	91024	ADU	R	4/13/2023					1			1		1		NONE			Approved		
048-111-11	964 Greenhill Rd	91026	ADU	R	4/13/2023							1	1		1		NONE			Approved		
051-211-22	229 Cleveland Ave	90999	ADU	R	4/7/2023							1	1				NONE			Pending		Building permit has not been
052-092-10	53 Bucklelew St	90998	ADU	R	4/7/2023							1	1				NONE			Pending		Building permit has not been
192-071-21	191 Poplar Rd (Aka 499 Evergreen Rd)	90986	ADU	R	4/5/2023						1		1				NONE			Approved		
176-181-07	28 Tansan Rd	90985	ADU	R	4/5/2023					1			1		1		NONE			Approved		
192-092-29	410 Cedar Rd	90982	ADU	R	4/4/2023							1	1				NONE			Pending		Building permit has not been
071-012-19	111 Hill Dr	90965	ADU	R	4/3/2023					1			1		1		NONE			Approved		
179-311-09	12 Garden Ave	90963	ADU	R	4/3/2023						1		1				NONE			Approved		
186-142-17	46 Marine Dr	90951	ADU	R	3/29/2023							1	1		1		NONE			Approved		
074-115-01	43 McCallister Ave	90952	ADU	R	3/29/2023								1		1		NONE			Pending		Building permit has not been
180-181-25	33 Meadow Dr	90941	ADU	R	3/24/2023					1			1		1		NONE			Approved		
039-302-02	3870 Paradise Dr	90928	SFD	O	3/22/2023							1	1				NONE			Pending		Building permit has not been
047-141-29	435 Laverne Ave	90915	SFD	O	3/15/2023							1	1				NONE			Pending		Building permit has not been
169-331-16	Juniper Ave	90895	SFD	O	3/9/2023							1	1				NONE			Pending		Building permit has not been

157-051-11	30 Beattie Ave	90869	ADU	R	3/3/2023			1										NONE	Approved			
033-071-15	12 Shell Rd	90873	ADU	R	3/3/2023					1									NONE	Pending		Building permit has not been
052-015-04	323 Ross Dr	90850	ADU	R	2/24/2023							1							NONE	Approved		
114-101-08	Sunny Dr	174833	SFD	O	2/15/2023							1							NONE	Approved		
114-101-08	21 Sunnyside Dr	90814	SFD	O	2/15/2023							1							NONE	Approved		
114-101-08	Sunny Dr	174833	ADU	R	2/15/2023							1							NONE	Approved		
179-261-33	51 Ranch Rd (Aka 55)	174035	ADU	R	2/3/2023						1								NONE	Approved		
179-261-33	51 Ranch Rd (Aka 55)	174035	ADU	R	2/3/2023						1								NONE	Approved		
195-191-09	111 Buena Vista Ave	90773	ADU	R	1/26/2023							1							NONE	Pending		Building permit has not been
180-362-23	13 Edward Ave	90766	SFD	O	1/23/2023							1							NONE	Pending		Building permit has not been
176-064-03	26 Irving Dr	90756	JADU	R	1/17/2023							1							NONE	Pending		Building permit has not been
033-071-42	30 Shell Rd	P4381	SFD	O	12/28/2023							1							NONE	Approved		Building permit has not been
033-071-42	30 Shell Rd	P4380	ADU	R	12/28/2023							1							NONE	Pending		Building permit has not been
195-175-30	TBD	P4352	SFD	O	12/1/2023							1							NONE	Pending		Building permit has not been
043-131-09	107 Inez Pl	P4331	ADU	R	11/9/2023							1							NONE	Pending		Building permit has not been
195-051-12	106 Seadrift Rd	P4323	ADU	R	10/31/2023				1										NONE	Pending		
195-051-12	106 Seadrift Rd	P4322	SFD	O	10/31/2023							1							NONE	Withdrawn		
166-360-02	TBD	P4313	ADU	R	10/23/2023							1							NONE	Withdrawn		Building permit has not been
166-360-02	TBD	P4312	SFD	O	10/23/2023							1							NONE	Pending		Building permit has not been
043-011-13	31 Knoll Ln	P4291	MF	R	10/10/2023							1							NONE	Pending		Building permit has not been
033-071-04	39 Lemita Dr	P4283	ADU	R	10/2/2023							1							NONE	Pending		
109-300-10	560 Pierce Point Rd	P4271	ADU	R	9/21/2023							1							NONE	Withdrawn		Building permit has not been
109-300-10	560 Pierce Point Rd	P4270	SFD	O	9/21/2023							1							NONE	Pending		Building permit has not been
121-210-59	5760 Lucas Valley Rd	P4268	SFD	O	9/18/2023							1							NONE	Pending		Building permit has not been
143-171-54	TBD	P4265	SFD	O	9/15/2023							1							NONE	Pending		
193-092-18	TBD	P4247	SFD	O	8/28/2023							1							NONE	Withdrawn		
191-261-21	20 Oak Rd	P4211		O	8/2/2023							1							NONE	Approved		Building permit has not been
195-063-03	4 Sacramento Patio	P4195	ADU	R	7/17/2023							1							NONE	Pending		Building permit has not been
195-063-03	4 Sacramento Patio	P4194	SFD	O	7/17/2023							1							NONE	Pending		Building permit has not been
075-052-04	627 College Ave	P4186	SFD	O	7/12/2023							1							NONE	Pending		
049-151-04	TBD	P4181	SFD	O	7/6/2023							1							NONE	Approved		Building permit has not been
070-081-16	225 Vista Grande	P4135	ADU	R	5/24/2023							1							NONE	Pending		
043-071-14	153 Richardson Dr	P4109	ADU	R	5/9/2023				1										NONE	Withdrawn		
119-081-45	47 Cypress Rd	P4095	ADU	R	4/25/2023							1							NONE	Approved		
109-330-05	1055 Vision Rd	P4092	SFD	O	4/20/2023							1							NONE	Approved		
112-080-09	Via de la Vista	P4081	SFD	O	4/10/2023							1							NONE	Approved		
180-333-10	Bayhills Drive	P4079	SFD	O	4/10/2023							1							NONE	Withdrawn		
177-051-08	33 Fawn Dr	P4074	SFD	O	4/4/2023							1							NONE	Withdrawn		
010-091-29	200 Valley View Ave	P4067	ADU	R	3/28/2023							1							NONE	Withdrawn		
074-111-12	73 Berens Dr	P4058	ADU	R	3/16/2023							1							NONE	Pending		Building permit has not been
047-222-08	210A Hawthorne Ave	P4054	ADU	R	3/15/2023							1							NONE	Approved		
075-092-08	80A Rancheria Rd	P4042	ADU	R	3/9/2023							1							NONE	Approved		
033-091-31	70A Shell Rd	P4008	ADU	R	2/23/2023							1							NONE	Approved		
074-121-19	28 Berens Dr	P4006	ADU	R	2/22/2023							1							NONE	Approved		
192-202-12	185 Elm Rd	P4001	SFD	O	2/21/2023							1							NONE	Approved		
100-323-03	545 Oceana Dr	P3972	ADU	R	1/24/2023							1							NONE	Approved		
100-323-03	545 Oceana Dr	90573	ADU	R	1/24/2023							1							NONE	Approved		
164-270-07	TBD	P3934	SFD	O	1/12/2023							1							NONE	Approved		
100-300-09	TBD	P3930	SFD	O	1/10/2023							1							NONE	Pending		Building permit has not been

Jurisdiction: Santa Clara
 Unincorporated
 Reporting Year: 2023 (Jan 1 - Dec 31)
 Element Period: 01/01/2023 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "-" indicates an optional field
 Cells in grey contain auto-calculation formulas

APN	Address	Parcel ID	Use	Category	Count	Start Date	End Date	Notes	Other Fields
043-020-07	51 Vista Road (aka 40)	173132	ADU	R	1	4/21/2021			
049-101-36	511 Northern Ave	90145	ADU	R					
049-101-16	511 Peace Ave	170726	ADU	R	1	1/25/2022			
016-031-18	53 Miranda Way	91191	ADU	R					
100-303-03	545 Owens Dr	90573	ADU	R	1	9/14/2023			
171-172-20	187 Sacramento Ave	89766	SFD	O					
100-303-03	545 Owens Dr	90572	ADU	R	1	9/14/2023			
178-151-11	80 Gary St	11206	ADU	R					
047-152-02	420 Laverne St	173301	SFD	O					
019-002-04	805 Colburn Ave	90895	ADU	R					
019-002-01	704 Oak St	90898	ADU	R	1	3/17/2023			
100-303-02	207 Alameda St	89311	SFD	O					
019-002-07	800 1st Experimental	89911	SFD	O					
014-111-12	73 Burns Dr	94058	ADU	R	1	6/17/2023			
014-111-18	80000	118906	SFD	O					
01-144-47	8 Russell Ave	91732	ADU	R	1	6/12/2023			
049-032-17	808 Chamberlain Ct	90804	ADU	R	1	10/19/2022			
172-202-06	3 Maple St	98978	SFD	O					
049-204-02	809 Brian Rd Alta	100207	ADU	R					
019-002-08	804 Berkeley Rd	90492	ADU	R	1	3/3/2023			
049-111-11	1044 Coonrod Rd	91005	ADU	R					
016-031-17	126 Alameda St	90576	SFD	O					
114-301-08	Henry Dr	174933	ADU	R	1	10/12/2022			
01-172-10	10 Cypress Avenue	164494	SFD	O					

DRAFT

APN	Address	Parcel ID	Use	Category	Count	Start Date	End Date	Notes	Other Fields
043-020-07	51 Vista Road (aka 40)	173132	ADU	R	1	4/21/2021			
049-101-36	511 Northern Ave	90145	ADU	R					
049-101-16	511 Peace Ave	170726	ADU	R	1	1/25/2022			
016-031-18	53 Miranda Way	91191	ADU	R					
100-303-03	545 Owens Dr	90573	ADU	R	1	9/14/2023			
171-172-20	187 Sacramento Ave	89766	SFD	O					
100-303-03	545 Owens Dr	90572	ADU	R	1	9/14/2023			
178-151-11	80 Gary St	11206	ADU	R					
047-152-02	420 Laverne St	173301	SFD	O					
019-002-04	805 Colburn Ave	90895	ADU	R					
019-002-01	704 Oak St	90898	ADU	R	1	3/17/2023			
100-303-02	207 Alameda St	89311	SFD	O					
019-002-07	800 1st Experimental	89911	SFD	O					
014-111-12	73 Burns Dr	94058	ADU	R	1	6/17/2023			
014-111-18	80000	118906	SFD	O					
01-144-47	8 Russell Ave	91732	ADU	R	1	6/12/2023			
049-032-17	808 Chamberlain Ct	90804	ADU	R	1	10/19/2022			
172-202-06	3 Maple St	98978	SFD	O					
049-204-02	809 Brian Rd Alta	100207	ADU	R					
019-002-08	804 Berkeley Rd	90492	ADU	R	1	3/3/2023			
049-111-11	1044 Coonrod Rd	91005	ADU	R					
016-031-17	126 Alameda St	90576	SFD	O					
114-301-08	Henry Dr	174933	ADU	R	1	10/12/2022			
01-172-10	10 Cypress Avenue	164494	SFD	O					

Jurisdiction	Marin County - Unincorporated	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability															
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2								3	4		
				2023	2024	2025	2026	2027	2028	2029	2030			2031	Total Units to Date (all years)
Very Low	Deed Restricted	1,100	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	43	-	-	-	-	-	-	-	-	-	43	1,057
Low	Deed Restricted	634	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	60	-	-	-	-	-	-	-	-	-	60	574
Moderate	Deed Restricted	512	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	19	-	-	-	-	-	-	-	-	-	19	493
Above Moderate		1,323	-	37	-	-	-	-	-	-	-	-	-	-	
Total RHNA		3,569	-	-	-	-	-	-	-	-	-	-	-	-	
Total Units			-	159	-	-	-	-	-	-	-	-	-	159	3,410
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
		5									6	7			
		Extremely low-income Need	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining		
Extremely Low-Income Units*		550	16	-	-	-	-	-	-	-	-	16	534		

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

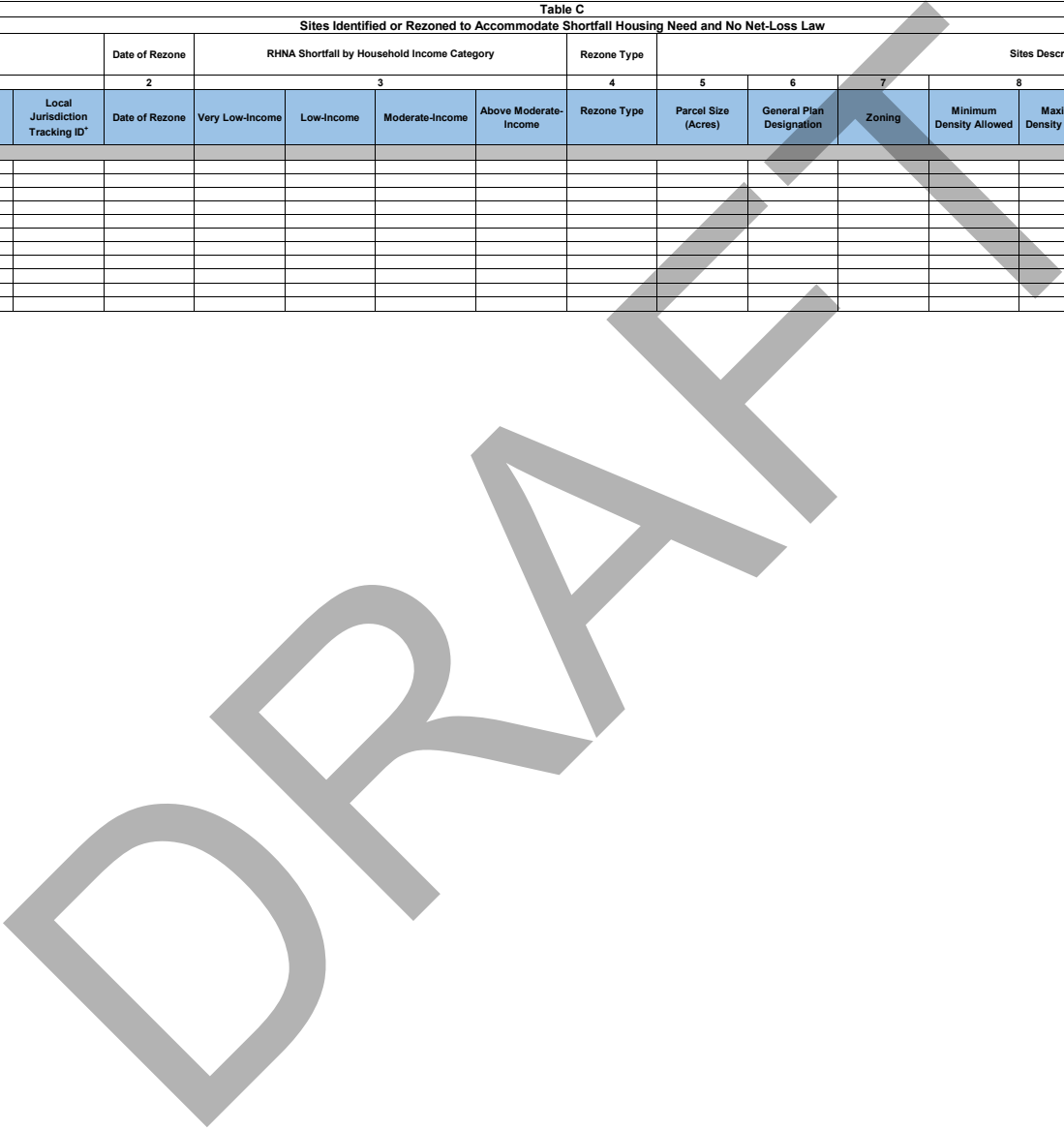
Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Unincorporated	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031	

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table C Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier			Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description								
1			2	3				4	5	6	7	8	9	10	11		
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	





COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Sarah Bernstein Jones
DIRECTOR

Leelee Thomas
DEPUTY 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
www.marincounty.org/plan

Table D: 2023 Program Implementation Status 2023-2031 Housing Element (DRAFT)

❖ Program 1a: Adequate Sites for RHNA

- Objective: Amend CWP to adjust Inland Rural/City-Center corridor boundary and ensure consistency between CWP and zoning districts. Complete Housing Overlay District (HOD) rezoning.
- Schedule: January 2023
- Status: (Complete) The boundary was amended as part of Countywide Plan Amendments and HOD policy language was also included for the adoption of the Housing Element and Approved by the Board of Supervisors in January 2023.

❖ Program 1b: Site Inventory

- Objective: Maintain an inventory of available sites for residential development and make it available on the County website.
- Schedule: Ongoing
- Status: (Complete; Ongoing) The County Housing Element website includes a Housing Element site inventory list and interactive map.

❖ Program 1c: Evaluating Sites

- Objective: Implement a formal evaluation procedure to monitor the development of vacant and nonvacant sites in the sites inventory and update annually.
- Schedule: January 2024
- Status: (In Progress) Staff have created an informal evaluation procedure as Housing Overlay Designation (HOD) sites develop, development of the formal evaluation procedure is in process and will be completed in Spring 2024.

❖ Program 1d: Local Coastal Plan

- Objective: Update the Local Coastal Plan to be consistent with the CWP
- Schedule: December 2024
- Status: (In Progress) Updates to the Local Coastal Plan to make it consistent with the Housing Element and updates to the Development Code and Countywide Plan will be submitted to the Coastal Commission by December 2024.

❖ **Program 1e: Large Property Engagement**

- Objective: Meet with property owners of large sites and County-owned sites at least annually to facilitate development of housing on sites.
- Schedule: Ongoing
- Status: (Complete; Ongoing) The County Housing Element website includes a Housing Element site inventory list. Staff meet with owners of sites planned with over 100 units on a regular basis including multiple times in 2023.

❖ **Program 1f: County Owned Sites**

- Objective: Identify the appropriate avenues for development/ redevelopment of County-owned sites, through tools such as disposition of properties, land leases, request for proposals, and/or public private partnerships to achieve affordable housing. Pursue follow-up actions to facilitate development of sites within the planning period of this Housing Element, including compliance with the Surplus Land Act.
- Schedule: December 2025
- Status: (Not Started)

❖ **Program 2: By Right Approval**

- Objective: Update Development Code to address the by-right approval requirements.
- Schedule: January 2023
- Status: (Complete) By-right approval was established and applied to all sites in the Housing Element in the Development Code as part of the Housing Element Process and approved in January 2023 by the Board of Supervisors.

❖ **Program 3: Replacement Housing**

- Objective: Update the Development Code to address the replacement requirements (see Program 1).
- Schedule: January 2023
- Status: (In Progress) Replacement requirements are part of an update to Development Code requirements that will be considered by the Board of Supervisors on April 16, 2024.

❖ **Program 4a: Accessory Dwelling Units: Permits**

- Objective: Permit on average 35 ADUs/JADUs per year (280 over 8 years).
- Schedule: Ongoing
- Status: (Complete; Ongoing) Marin County issued over 50 permits for ADUs/JADUs in the 2023 calendar year.

❖ **Program 4b: Accessory Dwelling Units: Webpage**

- Objective: Update ADU webpage semi-annually, or more frequently as needed, to ensure information addresses questions raised by applicants.
- Schedule: Ongoing
- Status: (Complete; Ongoing) ADUMarin.org is updated on a regular basis and is being redesigned for partnership with the ADU Center, a nonprofit organization that cities, towns, and Marin County are partnering with for additional support for property owners.

❖ **Program 4c: Accessory Dwelling Units: Ombudsperson**

- Objective: Create an ombudsperson position to help property owners navigate the ADU pre-development process.
- Schedule: December 2023
- Status: (Complete) Marin County, partnering with cities and towns, hired the ADU Center to serve this role and conduct feasibility studies for property owners to help them navigate the predevelopment process.

❖ **Program 4d: Accessory Dwelling Units: Pre-Approved Plans**

- Objective: Develop pre-approved plans for different ADU sizes.
- Schedule: December 2023
- Status: (In Progress) The ADU Center is coordinating with the Community Development Agency to approve plans that are currently available as sample plans on the Napa Sonoma ADU website.

❖ **Program 4e: Accessory Dwelling Units: Financial Incentives**

- Objective: Annually, pursue and allocate financial incentives to support ADU construction with the annual goal of assisting 5 lower income households with ADU construction or deed restricting 5 ADUs as affordable housing.
- Schedule: Ongoing
- Status: (Complete; Ongoing) Marin County offers a fee waiver program that requires deed restriction of units, see below.

❖ **Program 4f: Accessory Dwelling Units: Housing Units**

- Objective: Develop incentives or strategies to encourage the use of ADUs as housing units.
- Schedule: December 2025
- Status: (In Progress) In February 2024, the Board of Supervisors adopted an extension to development fee waivers for ADUs and JADUs. To receive the minimum fee waiver, the property owner must affirm that the unit will not be used as a short term rental. For the larger fee waivers, the property owner must rent the eligible

ADU to a low or moderate income household. Staff will monitor the program and return to the Board of Supervisors in 2025.

❖ **Program 4g: Accessory Dwelling Units: Production**

- Objective: Review the production of ADUs to ensure the County is meeting it's overall goal of at least 280 ADUs during the planning period.
- Schedule: 1/31/2025, every other year thereafter
- Status: Not Started

❖ **Program 4h: Accessory Dwelling Units: Fair Housing Fact Sheets**

- Objective: Develop a fair housing factsheet to be included in the ADU application packet.
- Schedule: December 2023
- Status: (In Progress): Staff are working with the ADU Center on a Fair Housing fact sheet that will be available this spring.

❖ **Program 5a: SB 9 Mapping Tool**

- Objective: Develop and implement an online mapping tool that will identify areas in unincorporated Marin that are eligible to use SB 9.
- Schedule: December 2023
- Status: (Complete) The SB9 mapping tool is available for public use on Marin County's website.

❖ **Program 5b: SB 9 Mapping Tool: Fair Housing Fact Sheets**

- Objective: Develop a fair housing factsheet to be included in the SB 9 application packet.
- Schedule: December 2023
- Status: (Partially Implemented) Staff have initiated the fact sheet and are incorporating Development Code changes prior to finalization.

❖ **Program 5c: SB 9 Mapping Tool: Coastal Zone**

- Objective: Conduct feasibility of applying SB 9 within the coastal zone.
- Schedule: December 2024
- Status: Not Started

❖ **Program 5d: SB 9 Mapping Tool: Outreach Materials**

- Objective: Develop outreach material to educate the community regarding SB 9 opportunities, particularly in higher resource neighborhoods. Goal is to achieve 40 SB 9 permits over eight years.
- Schedule: December 2024
- Status: (Not Started)

- ❖ **Program 6a: Efficient Use of Multi-Unit Land: Development Code**
 - Objective: Amend the Development Code to: establish minimum densities for multi-unit and mixed-use zones, and specify the rounding up to the whole number in calculating density.
 - Schedule: December 2023
 - Status:(Complete; In Progress) As part of the Housing Element Update, changes were made to the Countywide Plan that removed policies that mandated the lowest end of the density range. In April 2024 staff will bring Development Code changes to the Board of Supervisors to reflect the changes in the Countywide Plan and eliminate the low end of the density range restriction policies, including rounding up to the whole number in calculating density.

- ❖ **Program 6b: Efficient Use of Multi-Unit Land: Density**
 - Objective: Explore the development of target density for each zone, if appropriate, and create a residential combining district that allows for form-based objective development standards.
 - Schedule: December 2023
 - Status: (Complete): A density designation and form based code combining district was included as part of the Housing Overlay Designation (HOD) Development Code Amendments approved by the Board of Supervisors in January 2023.

- ❖ **Program 6c: Efficient Use of Multi-Unit Land: Outreach**
 - Objective: Annual outreach to developers and property owners to promote multi-unit housing opportunities, with the goal of creating 800 units in multi-unit housing.
 - Schedule: Ongoing
 - Status: (Ongoing) Staff conducted met with developers and property owners in the fall of 2023.

- ❖ **Program 7a: Religious and Institutional Facility Housing Overlay: Outreach**
 - Objective: Conduct outreach to religious and institutional facilities regarding the Overlay opportunity.
 - Schedule: December 2023
 - Status: (Complete) Staff conducted outreach to the Marin Interfaith Council and met with developers and land trusts.

- ❖ **Program 7b: Religious and Institutional Facility Housing Overlay**
 - Objective: Establish a Religious and Institutional Facility Housing Overlay. The goal is to create 150 affordable units.
 - Schedule: December 2024
 - Status: (Complete) Senate Bill 4 (SB4) provides multiple incentives for religious and institutional property owners to build more housing.

Additionally, religious, and institutional sites are in the Housing Overlay Designation (HOD).

❖ **Program 8: Development Code Amendments**

- Objective: Amend the Development Code and Title 24 to facilitate a variety of housing types, especially for special needs populations.
 - Residential Use in Mixed-Use Development: - The County allows residential uses on the upper floors and residential units are limited between 25 and 29 percent of the floor area. Amend the Development Code to allow at least 50 percent of the floor area as residential use.
 - Height Limit: The 30-foot height limit is potentially constraining to achieving a density of 30 units per acre. Amend the Development Code to increase the height limit to 45 feet.
 - Accessory Dwelling Units: Currently, the County’s ordinance does not allow an ADU to be sold or otherwise conveyed separately from the primary dwelling unit. However, State law makes an exception if the property is owned by a nonprofit organization. The County will amend the ADU regulations to be consistent with State law.
 - Agricultural Worker and Employee Housing: The County’s provisions for agricultural worker housing is not consistent with the State Employee Housing Act. Furthermore, the Development Code does not contain provisions for employee housing. Pursuant to the Employee Housing Act, any housing for six or fewer employees (in any industry) should be permitted as single-unit residential use. The County will amend agricultural worker provisions in the Development Code to be consistent with State law.
 - Residential Care Facilities: The County permits residential care facilities for six or fewer persons in all residential zones. For residential care facilities for seven or more persons, a conditional use permit is required. The County will revise the Development Code to permit or conditionally permit large residential care facilities in all zones that permit residential uses, as similar uses in the same zone, and to ensure the required conditions for large facilities are objective and provide certainty in outcomes.
 - Transitional and Supportive Housing: Pursuant to State law, transitional and supportive housing is to be considered a residential use to be similarly permitted as similar uses in the same zone. Currently, transitional and supportive housing is not specifically identified in the Coastal Zone in areas where residential uses are permitted or conditionally permitted. The Development Code will be amended to address the provision of transitional and supportive housing in the Coastal Zone.

- Pursuant to State law (Government Code Section 65650 et seq.), supportive housing developments of 50 units or fewer that meet certain requirements must be permitted by right in zones where mixed-use and multi-unit development is permitted. Additionally, parking requirements are prohibited for supportive housing developments within one half mile of a transit stop. The County will amend Title 24 of the Municipal Code to address the parking requirements to comply with State law (see Program 9).
- Emergency Shelters: Government Code Section 65583 requires that parking standards for emergency shelters be established based on the number of employees only and that the separation requirement between two shelters be a maximum of 300 feet. The County Development Code and Title 24 will be revised to comply with this provision.
- Low Barrier Navigation Center (LBNC): Government Code section 65660 et seq. requires that LBNCs be permitted by right in mixed-use and nonresidential zones that permit multi-unit housing. The Development Code will be amended to include provisions for LBNC.
- Density Bonus: The County adopted an ordinance in 2021 that was consistent with state density bonus law at that time. However, since then, there have been some additional statutory changes. The Development Code will be amended to address all recent changes to the State Density Bonus law.
 - Schedule: December 2023
 - Status: (In Progress) The concepts above associated with residential use in mixed-use development, height limits, Accessory Dwelling Units, and density bonus have been updated in the Development Code in December 2023. Agricultural Worker and Employee Housing, Residential Care Facilities, Transitional and Supportive Housing, Emergency Shelters, and Low Barrier Navigation Centers are accommodated in the Development Code, however, they must be updated in the Local Coastal Plan. These changes will go to the Coastal Commission to be incorporated as part of the Local Coastal Plan.

❖ **Program 9: Parking Standards**

- Objective: Amend the Development Code and Title 24 to reduce parking requirements for multi-unit housing and to revise parking requirements for supportive housing meeting certain criteria and emergency shelters.
- Schedule: December 2023
- Status: (In Progress) Staff have selected a consultant for this work and it will commence in the summer of 2024.

- ❖ **Program 10: Objective Development Standards for Off-Site Improvements**
 - Objective: Establish objective development standards for off-site improvements.
 - Schedule: December 2025
 - Status: (Not Started)

- ❖ **Program 11a: Water and Sewer Availability: Sustainability**
 - Objective: Promote sustainable strategies, such as water conservation and recycling.
 - Schedule: Ongoing
 - Status: (Ongoing)

- ❖ **Program 11b: Water and Sewer Availability: Funding**
 - Objective: Annually, pursue funding for infrastructure improvements to facilitate affordable housing development.
 - Schedule: Ongoing
 - Status: (Ongoing)

- ❖ **Program 11c: Water and Sewer Availability**
 - Objective: Collaborate with water service providers to conduct a strategic water supply assessment.
 - Schedule: December 2023
 - Status: (Complete) See program 11e.

- ❖ **Program 11d: Water and Sewer Availability**
 - Objective: Upon adoption of the Housing Element, submit it to all water and sewer districts and notify all water and sewer districts of the requirement to prioritize water allocation for new affordable housing development.
 - Schedule: March 2023
 - Status: (Complete) Upon certification of the Housing Element, staff submitted the document to all water and sewer districts and notified them of this requirement.

- ❖ **Program 11e: Water and Sewer Availability**
 - Objective: Issue RFP for Drought and Water Storage Risk Mitigation Plan.
 - Schedule: December 2025
 - Status: (In Progress) In December 2023 a contract with a consultant (West Yost) in the amount of \$207,013 was executed to prepare the Marin County Drought and Water Storage Risk Mitigation Plan (Drought Plan). In January the Drought Plan project kicked off and the project team is working to obtain data needed and create a task force. The state (Department of Water Resources) is granting Marin County Department of Public Works

\$125,000 to offset costs of the Drought Plan, pending a resolution and acceptance of the grant agreement.

❖ **Program 12a: Septic for Multi-Unit Housing**

- Objective: Initiate study to identify alternative approaches to sewage disposal.
- Schedule: December 2023
- Status: (Complete) A study was done as part of the Senate Bill 2 (SB2) grant work and reviewed by staff. Staff allow alternative septic designs on a case by case basis.

❖ **Program 12b: Septic for Multi-Unit Housing**

- Objective: Upon completion of study, update the County's methodology for calculating septic capacity.
- Schedule: December 2023
- Status: (In progress) EHS staff are updating regulations because of findings of the study described above. Staff have submitted changes that would eliminate the requirement of dual installation to the Regional Board. Once that is approved, other aspects will be updated, including wastewater sizing reduction credits for larger systems. Additionally, EHS is now allowing all approved NSF pretreatment devices.

❖ **Program 12c: Septic for Multi-Unit Housing**

- Objective: Develop standards for multi-unit development in septic areas.
- Schedule: December 2024
- Status: (Not Started)

❖ **Program 12d: Septic for Multi-Unit Housing**

- Objective: Annually, pursue funding for infrastructure improvements to facilitate affordable housing development.
- Schedule: Ongoing
- Status: Ongoing

❖ **Program 13: Reasonable Accommodation**

- Objective: Offer expedited review and approval of Reasonable Accommodation requests.
- Schedule: Ongoing
- Status: (Ongoing) On a case-by-case basis, staff waive planning requirements for improvements that are necessary to meet accessibility requirements, regardless of whether they are subject to building or grading permits, in all zoning districts.

❖ **Program 14: Universal Design and Visitability**

- Objective: Study policies/incentives for implementation to encourage requirements for universal design and visitability.
- Schedule: December 2024.
- Status: (Not Started)

❖ **Program 15a: Housing for Farmworkers and Hospitality Workers: Strategies**

- Objective: Develop strategies for addressing farmworker and hospitality worker housing, with the goal of increasing housing for these employees by 20 percent.
- Schedule: December 2025
- Status: (Not started)

❖ **Program 15b: Housing for Farmworkers and Hospitality Workers: Employer Outreach**

- Objective: Annually convene with interested employers and affordable housing developers to pursue implementation of strategies for affordable housing and pursue funding at state and federal levels.
- Schedule: Ongoing
- Status: (Ongoing) CDA staff convened and actively participate in the Committee for Housing Ag Workers and Their Families, made up of ranchers, people living on the ranches, local community foundations, community-based organizations, community land trusts and the County. County funded a study to understand local housing needs and recommended solutions, the “Agricultural Worker and Rural Housing Action Study for West Marin” will be released in 2024. Staff have been working to address substandard housing on some ranches, with a recent effort that resulted in 27 households relocating out of substandard unsafe housing and establishing a campground as interim housing.

❖ **Program 15c: Housing for Farmworkers and Hospitality Workers: Evaluation**

- Objective: Assess the effectiveness of strategies and modify the approach if necessary.
- Schedule: December 2028
- Status: (Not Started)

❖ **Program 16a: Project Homekey: Site Locations**

- Objective: Identify locations that may be appropriate as Project Homekey sites and conduct outreach to interested nonprofit developers to pursue funding from HCD.
- Schedule: Ongoing

- Status: (In Progress) Staff toured a number of possible properties across the county and did due diligence regarding feasibility. Staff worked with several partners to determine the viability of projects as Homekey 3.0 sites, including Homeward Bound (application submitted April 2023, recently awarded) and Bolinas Community Land Trust.

❖ **Program 16b: Project Homekey: Funding**

- Objective: Pursue Project Homekey funding annually and if Project Homekey funds become unavailable, pursue other funding sources.
- Schedule: Ongoing
- Status: (In Progress) Staff have applied for and been awarded all rounds of project Homekey that have become available, and regularly pursues other funding sources, including HHC, HHAP (1-5), ERF (1-3), BFH (1-2), etc. In the event Homekey funds become unavailable staff will continue pursuing other funding sources.

❖ **Program 16c: Project Homekey: Development**

- Objective: Develop 20 units using Project Homekey over 8 years.
- Schedule: Ongoing
- Status: (Complete) The certificate of occupancy was signed in August for 1251 South Eliseo that includes 43 client units and 1 manager unit.

❖ **Program 17a: Housing for Seniors: Home Match**

- Objective: Explore expansion of home match services to help match over-housed seniors with potential lower income tenants or other seniors to save on housing costs.
- Schedule: December 2023
- Status: (Complete) In 2023, the County of Marin approved \$15,000 in annual entitlement funding received through the U.S. Department of Housing and Urban Development's Community Development Block Grant program to support Home Match Marin. During this period Home Match Marin created 21 shared housing matches helping 42 extremely-low to low-income housing insecure adults acquire and maintain affordable, stable housing – and mitigate loneliness and social isolation. County staff worked with Home Match Marin staff to improve fair housing compliance and trainings made available to home providers.

❖ **Program 17b: Housing for Seniors: Development Standards**

- Objective: Develop incentives and development standards to facilitate various senior housing options.
- Schedule: December 2024
- Status: (Not Started)

- ❖ **Program 18: Short-Term Rentals**
 - Objective: Evaluate and adopt strategies for regulating short-term rentals.
 - Schedule: December 2024
 - Status: (In Progress) The Marin County Board of Supervisors approved updated Short Term Rental (STR) regulations at their meeting on Thursday, January 11, 2024 for residential properties rented for 30 days or less. the California Coastal Commission must certify the proposed STR regulations. Once regulations are certified staff will need to bring the STR Ordinance back to the Board for adoption.

- ❖ **Program 19a: Vacant Home Tax: Feasibility Study**
 - Objective: Study the feasibility of a vacant home tax as a strategy to discourage unoccupied units and increase revenue for affordable housing.
 - Schedule: December 2024
 - Status: (Not Started)

- ❖ **Program 19b: Vacant Home Tax: Ballot Measure**
 - Objective: If appropriate, pursue ballot measure to establish tax.
 - Schedule: November 2025
 - Status: (Not Started)

- ❖ **Program 20a: Monitoring of Rental Housing: Landlord Registry**
 - Objective: Continue to implement the Landlord Registry and Condominium Conversion ordinance.
 - Schedule: Ongoing
 - Status: (Ongoing) Starting in 2019, landlords must report rents and general occupancy information for all rental properties subject to the Just Cause for Eviction ordinance. The County has begun to analyze this information for use in future work. Staff continue to implement the Condominium Conversion ordinance.

- ❖ **Program 20b: Monitoring of Rental Housing: Expand Landlord Registry**
 - Objective: Expand Landlord Registry requirements to cover all rental units in the unincorporated County.
 - Schedule: December 2024
 - Status: (Not Started)

- ❖ **Program 21a: Rehabilitation Assistance: Loans**
 - Objective: Provide rehabilitation loans to 10 households annually (80 households over 8 years).
 - Schedule: Ongoing

- Status: (Ongoing) In 2023, the County of Marin approved \$220,000 in annual entitlement funding received through the U.S. Department of Housing and Urban Development’s Community Development Block Grant program to support a rehabilitation loan program for low-income homeowners. During this period no loans were issued as the County worked to transition the program to a new provider. In 2023, staff from the new provider, Habitat for Humanity Greater San Francisco (HGSF), partnered with County staff to create and approve loan document templates, policy and procedure manual, comprehensive affirmative marketing plan and materials, approvals to transfer a revolving loan fund, and HGSF received state authorization to issue low-interest loans.

❖ **Program 21b: Rehabilitation Assistance: Accessibility Improvements**

- Objective: Provide support for 6 households to make accessibility improvements (48 households over 8 years).
- Schedule: Ongoing
- Status: (Ongoing) During 2023 the County worked closely with staff from the existing program provider, Marin Center for Independent Living (MCIL), to spend down over \$62,000 in previously approved grant funds. Using these remaining funds, MCIL made accessibility improvement to 6 homes, allowing for those residents to remain living independently.

❖ **Program 21c: Rehabilitation Assistance: Support Low Income Renters and Homeowners**

- Objective: Continue to support nonprofit organizations in providing rehabilitation assistance to lower income renters and homeowners.
- Schedule: Ongoing
- Status: (Ongoing) In 2023, the County of Marin approved \$483,476 in annual entitlement funding received through the U.S. Department of Housing and Urban Development’s Community Development Block Grant program and \$710,000 in one time funding received through the U.S. Department of Housing and Urban Development’s special allocation of HOME Investment Partnerships Program funds made available through the American Rescue Plan Act. These funds are specifically to support rehabilitation of four affordable housing developments with 67 units deed restricted for low and very-low-income residents.

❖ **Program 22: Habitability**

- Objective: Expand the inspection services to cover the entire housing stock.
- Schedule: December 2025
- Status: (Not Started)

- ❖ **Program 23a: Preservation of At-Risk Housing: Monitor**
 - Objective: Annually monitor the status of at-risk rental housing projects with the goal of preserving 100 percent of at-risk units.
 - Schedule: Ongoing
 - Status: (Ongoing) Housing and Federal Grants Division staff actively work to identify and evaluate opportunities for acquisition and preservation of naturally-occurring, affordable units. The County Development Code prohibits conversion of multi-family rental units into condominium conversion unless the vacancy rate exceeds 5% and the change does not reduce the ratio of multi-family rental units to less than 25% of the total number of dwelling units in the County.

- ❖ **Program 23b: Preservation of At-Risk Housing: Notification**
 - Objective: Ensure tenants are properly notified by the property owners should a Notice of Intent to opt out of low income use is filed. Notices must be filed three years, one year, and six months in advance of conversion.
 - Schedule: Ongoing
 - Status: (Ongoing) Staff track all low income housing projects and when at risk, will track notifications sent and advise property owners and operators when needed.

- ❖ **Program 23c: Preservation of At-Risk Housing: Outreach**
 - Objective: In the event of a potential conversion, conduct outreach to other nonprofit housing providers to acquire projects opting out of low income use. As funding permits, assist in funding the acquisition or support funding applications by nonprofit providers.
 - Schedule: Ongoing
 - Status: (Ongoing) Recently, an affordable housing development, Parnow House, went up for sale. Staff are working with the owners and Board to make sure the affordability restrictions continue. As staff become aware of potential conversions, they will continue to provide support to ensure long-term affordability.

- ❖ **Program 23d: Preservation of At-Risk Housing: Monitor**
 - Objective: Annually monitor the status of the mobile home parks. In the event of a potential conversion, ensure the owners adhere to relocation requirements mandated by State law.
 - Schedule: Ongoing
 - Status: (Ongoing) Housing and Federal Grants Division staff actively work to monitor mobile home parks.

- ❖ **Program 23e: Preservation of At-Risk Housing: Purchase Options**
 - Objective: Consider a Community Opportunity to Purchase Act/Tenant Opportunity to Purchase Act (COPA/TOPA) program (see Program 30).
 - Schedule: Ongoing
 - Status: (Ongoing) COPA/TOPA concepts will be analyzed and explored in 2024, see Program 31b.

- ❖ **Program 24a: Inclusionary Housing: Modify**
 - Objective: Modify the Inclusionary Housing program to expand affordability ranges and to comply with State law.
 - Schedule: December 2023.
 - Status: (Complete) Marin County worked with partner jurisdictions on an Inclusionary Study that was funded by the State through the SB2 grant. The work included an update to the inclusionary fee calculations, changes in policy to comply with state law, and an update to the Commercial Linkage Fee. In September 2023, the Board of Supervisors approved an update to the Inclusionary Policy and Commercial Linkage fee for unincorporated Marin County.

- ❖ **Program 24b: Inclusionary Housing: Coordinate**
 - Objective: Coordinate with other County jurisdictions to align inclusionary housing requirements for consistency.
 - Schedule: December 2023.
 - Status: (Complete) See above.

- ❖ **Program 25a: Incentives for Affordable Housing: Facilitate**
 - Objective: Continue to offer incentives to facilitate affordable housing.
 - Schedule: Ongoing
 - Status: (Ongoing) The County authorizes waiver of Building and Planning permit fees and reimbursement of Environmental Health Service fees for affordable housing developments. Development Code Amendments approved in January 2023 offer ministerial review for projects that meet the requirements of the Housing Overlay Designation. Affordable Housing developers can apply for County Housing Trust Fund dollars. In 2023, \$12,619,523 were distributed to 18 projects.

- ❖ **Program 25b: Incentives for Affordable Housing: Outreach**
 - Objective: Annually conduct outreach to affordable housing developers to evaluate the effectiveness of incentives and make appropriate adjustments, and to identify and pursue development opportunities.
 - Schedule: Ongoing

- Status: (Ongoing) Staff met with affordable housing developers in the summer of 2023.

❖ **Program 25c: Incentives for Affordable Housing: Support**

- Objective: Provide support (incentives, technical assistance) to school districts to develop district-owned parcels in unincorporated Marin as affordable educator housing.
- Schedule: Ongoing
- Status: (Ongoing) Staff are supporting Education Housing Partners (EHP) and Eden Housing on Oak Hill Apartments. The proposed development will be comprised of two affordable residential communities —115 apartments developed by Eden Housing for low-income families, and 135 workforce apartments to be built by EHP for income qualifying teachers and staff of local school districts and County employees. Additionally, staff are providing assistance for the Joint Powers Authority (JPA) that will issue bonds for the EHP portion of the project.

❖ **Program 25d: Incentives for Affordable Housing: Development Goals**

- Objective: Facilitate the development of 300 affordable units over 8 years.
- Schedule: Ongoing
- Status: (Ongoing) Oak Hill, described above, would provide 135 workforce apartments.

❖ **Program 26: Below Market Rate (BMR) Homeownership Program: Maintain**

- Objective: Maintain 90 BMR units for continued affordable housing for lower and moderate income households.
- Schedule: Ongoing
- Status: (Ongoing) Marin County has an ongoing contract with the Marin Housing Authority to monitor affordability of existing Below Market Rate units.

❖ **Program 26: Below Market Rate (BMR) Homeownership Program: Additional Funding**

- Objective: Successor Agency funds will be exhausted within the 8-year timeframe of the Housing Element. In 2024 and annually thereafter, pursue additional funding from local, State and federal programs to expand affordable homeownership opportunities for first-time buyers.
- Schedule: 2024, annually thereafter
- Status: (In Progress) County staff applied for HUD Pro Housing funding to develop a Countywide Land Trust to support homeownership for low-income households, and those historically shut out of homeownership opportunities.

❖ **Program 27: Community Land Trust: Support**

- Objective: Continue supporting the operation of CLTs.
- Schedule: Ongoing
- Status: (Ongoing) Staff work with land trusts in Marin County on a regular basis with development projects. All land trusts in West Marin have received funding for rehabilitation, preservation and/or development projects and technical support in 2023.

❖ **Program 27: Community Land Trust: Additional CLTs**

- Objective: Subject to funding availability, establish additional CLTs in other CPAs.
- Schedule: Ongoing
- Status: (Ongoing) Staff Applied for HUD Pro Housing funding to develop a Countywide Land Trust.

❖ **Program 28: Affordable Housing Funding Sources: State and Federal Funds**

- Objective: Annually pursue additional funding from State and Federal housing programs.
- Schedule: Ongoing
- Status: (Ongoing)
 - Measure W– The Measure W Community Housing Fund was approved by voters in 2018 to establish additional transient occupancy tax of 4% on short-term rentals in the Measure W Tax Area, largely composed of West Marin communities. In 2023, \$939,971 funds were generated for community housing in the Measure W Tax Area, and \$724,575 funds were invested towards projects, including a rental assistance program, a housing needs study, and acquisition of a site for the development of deed-restricted affordable housing.
 - PLHA (Permanent Local Housing Allocation Program)- In 2023, the County applied for and received its annual PLHA formula allocation from HCD of \$1,241,068. The County committed funds to projects, including permanent supportive housing to support individuals exiting homelessness, rental housing serving households under 60% Area Median Income and affordable homeownership.
 - LHTF (Local Housing Trust Fund) - In 2023, the County applied for \$5,000,000 in competitive LHTF funds to support the Oak Hill project, a 230-unit development on a State-owned surplus site in unincorporated Larkspur, which will include workforce housing to support County Office of Education and County of Marin staff. While the County's application received a relatively high score, the program was over-subscribed and the County's application was not approved.

- CDBG (Community Development Block Grant)– In 2023, the County of Marin approved \$815,999 in annual entitlement funding received through the U.S. Department of Housing and Urban Development’s Community Development Block Grant program to support the development and rehabilitation of 132 units spanning 7 affordable housing projects.
- HOME – In 2023, the County of Marin approved \$838,267 in annual entitlement funding received through the U.S. Department of Housing and Urban Development’s HOME Investment Partnerships Program to support 155 units spanning to affordable housing projects.
- HOME-ARP (American Rescue Plan)- In 2023, the County of Marin approved \$2,600,000 in one time funding received through the U.S. Department of Housing and Urban Development’s special allocation of HOME Investment Partnerships Program funds made available through the American Rescue Plan Act. These funds support rental units 22 units spanning 3 affordable housing projects.

❖ **Program 28: Affordable Housing Funding Sources: Development**

- Objective: Facilitate the development of 300 affordable housing units (excluding 200 units projected from the Inclusionary Housing program).
- Schedule: Ongoing
- Status: (Ongoing) See above, additionally some projects receive Housing Trust Fund dollars. In 2023 the Housing Trust Fund supported x units including x units for development in unincorporated Marin.

❖ **Program 29: Place-Based Planning and Neighborhood Improvements: Planning Activities**

- Objective: In 2023, initiate planning activities and adopt the plan for Marin City by 2025.
- Schedule: December 2025
- Status: (In Progress) Staff meet with the Marin City Community Services District staff on a regular basis. CDA, DPW and Parks staff coordinate on a regular basis about existing place-based projects, grant funding, and emerging future projects. Additionally, CDA staff are an active part of the Marin Climate Justice Collaborative, a collaboration between Canal Alliance and the Marin City Climate Resilience and Health Justice funded by the Strategic Growth Council. The final deliverable for this work includes place-based Vision Plans. Staff have reviewed scope for the Marin City Vision Plan that will be initiated later this year. Additionally, staff are assisting the Community Services District with a full Property Needs Assessment of the district buildings.

❖ **Program 29: Place-Based Planning and Neighborhood Improvements: Funding**

- Objective: Annually prioritize CIP and pursue funding to implement planning and improvements in lower income neighborhoods.
- Schedule: Ongoing
- Status: (Ongoing) CDA, DPW, and Parks staff coordinate on neighborhood based improvement projects in lower income neighborhoods. Additionally, County staff hold coordination meetings focused on low income neighborhoods and topics include infrastructure, planning, disaster preparedness and public services.

❖ **Program 30: Fair Housing Outreach and Enforcement: Dispute Resolution**

- Objective: Assist an average of 50 residents annually with tenant/landlord dispute resolution and fair housing inquiries and investigations.
- Schedule: Ongoing
- Status: (Complete;Ongoing) In 2023 calendar year, CPU received 20 landlord-tenant mediation requests, of which 9 were eligible under the rental housing dispute resolution (mandatory mediation). Fair Housing of Northern California counseled over 300 tenants and homeowners in Marin County, screening clients for fair housing issues and providing appropriate referrals for clients who did not allege discrimination or have a disability-related housing need.

❖ **Program 30: Fair Housing Outreach and Enforcement: Resource Webpage**

- Objective: Update annually, or more frequently as needed, the County's Landlord and Tenant Resources webpage.
- Schedule: Ongoing
- Status: (Ongoing) The County's website has been updated throughout 2023 to reflect the regulations and resources. Marin County is in the process of comprehensively restructuring and updating the webpages and this will be done in 2025.

❖ **Program 30: Fair Housing Outreach and Enforcement: Outreach**

- Objective: Increase fair housing outreach to Homeowners Associations, realtors, property managers and brokers, as well as individual property owners (such as single-unit homes, duplex/triplex units and ADUs used as rentals). Specifically promote the State's Source of Income Protection bills (SB 329 and SB 222).
- Schedule: Ongoing
- Status: (Ongoing) Fair Housing of Northern California (FHANC) sends announcements regarding training seminars to property owners (in the public and private sectors), real estate organizations,

apartment owner's associations, and other housing provider's. Source of Income is covered in Fair Housing trainings held by FHANC and Source of Income brochures are distributed throughout the County.

❖ **Program 31: Tenant Protection Strategies: Landlord Registry**

- Objective: Continue to implement the County's Landlord Registry requirement.
- Schedule: Ongoing
- Status: (Ongoing) Staff work to continuously update the system to enhance user experience and support efforts for quality data collection.

❖ **Program 31: Tenant Protection Strategies: Community Outreach**

- Objective: Begin community outreach to discuss various tenant protection strategies. Study the administrative and financial feasibility and relative efficiency of each strategy.
- Schedule: December 2024.
- Status: (In Progress) On March 5, 2024 the Board of Supervisors approved a contract with Community Planning Collaborative for Countywide Anti-Displacement Outreach and Education. The project is expected to take 6-8 months to complete. The final deliverable of this work is to create summary of outreach and explore feasibility, including administrative and financial factors, of various tenant protections.

❖ **Program 31: Tenant Protection Strategies: Adoption**

- Objective: Based on the outcome of community outreach and also assessment of feasibility, adopt appropriate tenant protection strategies.
- Schedule: December 2024.
- Status: (In Progress) Based on the work described above, staff will present tenant protection strategies to the Board of Supervisors.

❖ **Program 31: Tenant Protection Strategies: Work with Cities and Towns**

- Objective: Continue to work with Marin cities and towns to consider similar policies.
- Schedule: Ongoing
- Status: (Ongoing) See Program 31a. The contract for outreach and engagement described above is Countywide and will be administered through the Housing Working Group.

- ❖ **Program 31: Tenant Protection Strategies: Work with Marin Housing Authority**
 - Objective: Annually work with Marin Housing Authority to promote the use of HCVs, especially in High/Higher Resource and higher income areas.
 - Schedule: Ongoing
 - Status: (Ongoing) Marin County funded the landlord partnership contract to support housing affordability by increasing the Housing Choice voucher success rates from 59% to 65%, with a focus on affirmatively furthering fair housing and affirmative marketing.

- ❖ **Program 32: Comprehensive Review of Zoning and Planning Policies**
 - Objective: Conduct comprehensive review of zoning and planning policies and make appropriate revisions to remove discriminatory language and policies.
 - Schedule: December 2024.
 - Status: (Not Started)

- ❖ **Program 33: Community Engagement and Regional Collaboration: Outreach**
 - Objective: Develop a work plan and present to BOS to identify new geographic areas/populations for outreach and establish a protocol for conducting outreach, with coordinated efforts with County CDA.
 - Schedule: December 2023
 - Status: (In Progress) The CDA Outreach team is composed of representatives across Divisions within the Department, including Housing, Sustainability, Planning (long-range and current), Environmental Health Services, and media team. The team was formed in 2020 with the goal of addressing scattered and inconsistent outreach and engagement practices across CDA. In 2023, the group continued to convene bi-weekly to discuss best practices and lessons learned, and provide updates on current and upcoming engagement projects. In late 2023, the group discussed and established goals for the upcoming calendar year, including developing greater communication with other Divisions, and establishing shared resources. A work plan for new geographic areas will be presented later this year to the Board of Supervisors.

- ❖ **Program 33: Community Engagement and Regional Collaboration: Regional Working Group**
 - Objective: Continue working with the regional working group on housing to coordinate and collaborate on regional solutions to housing issues.
 - Schedule: Ongoing
 - Status: Ongoing In 2023, Staff continued to convene a countywide working group of planners to encourage interjurisdictional

collaboration on housing issues and solutions. The working group established common goals and coordinate housing legislation, planning, production, and preservation of existing affordability. The working group applied jointly for SB2 planning grants in the summer and fall of 2019 and have completed 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, and a countywide website. Additionally, the group is using funds for future Housing Element implementation. County staff also meet with other collaborative coordinators from the 8 other bay area counties and share resources and deliverables. Recently, staff have started to collaborate with other counties to share resources for the Bay Area Housing Finance Authority outreach and engagement for the expenditure plan.

DRAFT

Jurisdiction	Main County - Unincorporated	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Marin County - Unincorporated	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031	

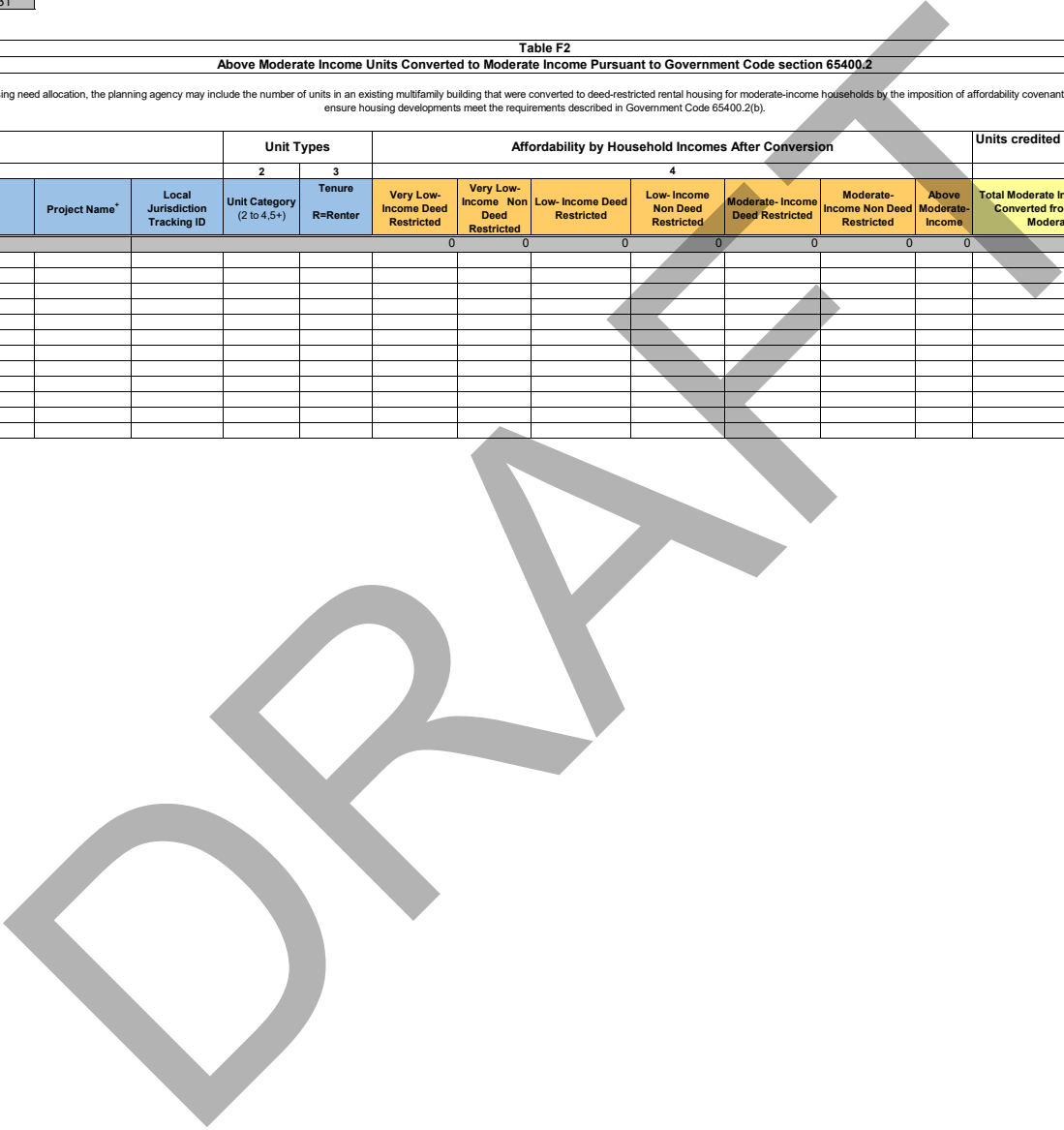
ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2**

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier				Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes	
1				2	3	4							5		6	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below																
							0	0	0	0	0	0	0	0		



Jurisdiction	Main County - Unincorporated	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Not
Cells in g

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	Marin County - Unincorporated	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

DRAFT

Jurisdiction	Marin County - Unincorporated	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$300,000.00	<small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>
---------------------------	--------------	---

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Task 1a: Community Survey	\$10,000.00	\$0.00	Completed	Local General Fund	
Task 1b: Stakeholder Committee	\$20,000.00	\$0.00	Completed	Local General Fund	
Task 1c: Focus Groups	\$10,000.00	\$0.00	Completed	Local General Fund	
Task 1d: Community Meetings	\$20,000.00	\$0.00	Completed	Local General Fund	
Task 2a: Assess Existing Site Inventory	\$5,000.00	\$0.00	Completed	Local General Fund	
Task 2b: Explore New Sites	\$20,000.00	\$0.00	Completed	Local General Fund	
Task 2c: Create Draft Site Inventory	\$20,000.00	\$0.00	Completed	Local General Fund	
Task 2d: Create Final Site Inventory	\$5,000.00	\$0.00	Completed	Local General Fund	
Task 3a: Project Description	\$25,000.00	\$0.00	Completed	Local General Fund	
Task 3b: Environmental Checklist	\$50,000.00	\$0.00	Completed	Local General Fund	
Task 3c: Draft Environmental Review	\$75,000.00	\$0.00	Completed	Local General Fund	
Task 3d: Final Environmental Review	\$40,000.00	\$0.00	Completed	Local General Fund	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	5
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		19
Total Units		30

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	43
Low	Deed Restricted	0
	Non-Deed Restricted	61
Moderate	Deed Restricted	0
	Non-Deed Restricted	20
Above Moderate		37
Total Units		161

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		12
Total Units		26