

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
Planning
Environmental Review
Housing
Sustainability
Code Enforcement
GIS
Federal Grants

www.marincounty.org/cda

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).

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Marin County - Unincorporated	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	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 PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below															90	93	74		
	125-040-45	5231 Red Hill Rd		159554	SFD	O	43355								1	1	1		No
	168-131-30	94 Tamal Rd		157791	SFD	O	43158								1	1	1		No
	119-282-25	58 Viento Way		157634	SFD	O	43138								1	1	1		No
	143-210-97	35 Green Point Ln		158466	SFD	O	43234								1	1	1		No
	049-184-04	760 Bay Rd		158717	SFD	O	43262								1	1	1		No
	049-074-04	632 Northern Ave		158918	SFD	O	43280								1	1	1		No
	195-310-68	347 Seadrift Rd		158972	SFD	O	43284								1	1	1		No
	043-201-17	4 Nina Ct		159368	SFD	O	43333								1	1	1		No
	016-041-73	53 Montecito Rd		158350	SFD	O	43220								1	1	1		No
	195-320-18	282 Seadrift Rd		157809	SFD	O	43159								1	1	1		No
	143-461-10	50 Lockton Ln		158520	SFD	O	43237								1	1	1		No
	176-260-71	61 W Oak Knoll Dr		158749	SFD	O	43262								1	1	1		No
	146-310-05	405 Gage Ln		159090	SFD	O	43117								1	1	1		No
	146-310-06	405 Gage Ln		159090	ADU	O	43117								1	1	1		No
	195-191-32	125 Buena Vista Ave		159466	SFA	O	43342								1	1	1		No
	048-155-20	970 Greenhill Rd		158509	ADU	O	43236								1	1	1		No
	109-300-15	468 Pierce Point Rd		159393	ADU	R	43334								1	1	1		No
	050-083-16	366 Pine Hill Rd #A		157788	ADU	R	43158								1	1	1		No
	143-670-02	679 Alherton Ave		157925	ADU	R	43174								1	1	1		No
	143-101-28	98 Kristin Marie Ct		159871	ADU	R	43389								1	1	1		No
	047-046-13	125 Edgewood Av		159026	ADU	R	43293								1	1	1		No
	143-210-97	33 Green Point Ln		158468	ADU	R	43234								1	1	1		No
	074-013-20	18 Cedar Ave AKA 15 Locust Av		159009	ADU	R	43131								1	1	1		No
	114-300-45	110 Balboa Ave		158707	MH	O	43258								1	1	1		No
	102-140-18	3765 Tomales-Petaluma Rd		157537	MH	O	43125								1	1	1		No
	125-050-02	7335 Pt Reyes-Petaluma Rd		157847	MH	O	43165		1						1	1	1		No farmworker housing
	169-191-09	433 Meadow Way		157434	MH	O	43108								1	1	1		No
	050-181-46	334 Dolan Ave		160187	MH	O	43348								1	1	1		No
	164-093-06	534 Cedarberry Ln		160432	ADU	R	43397								1	1	1		No
	043-052-12	53 Bayview Ter #A		158770	ADU	R	43165								1	1	1		No
	119-162-30	231 Mesa Rd		157808	ADU	R	43159				1				1	1	1		No A County-funded program, "Real Community Rentals," run by the West Marin Community Land Trust (CLAM) provided tenant selection services to match the landlord with the low-income household. The rents are set NTE 30% of tenant's income. CLAM reports to the County on program outcomes on a semiannual basis.
	121-210-59	Lucas Valley Rd		P2152	SFD	O	43433								1	1	1		No
	901-030-03	3 Main Dock		160100	MH	O	43417								1	1	1		No houseboat
	169-132-25	22 Resaca Ave			SFD	O	43313								1	1	1		No Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	051-262-42	278 Shoreline Hwy		157523	SFD	O	43123								1	1	1		No demo rebuild
	170-091-17	100 Lagunitas Rd		159105	SFD	O	43300								1	1	1		No demo rebuild
	045-121-26	570 Panoramic Hwy		157573	SFD	O	43130								1	1	1		No fire damage, demo rebuild
	176-191-13	30 Forrest Ct		159015	SFD	O	43292								1	1	1		No demo rebuild
	047-112-61	430 Laveme Ave		158817	SFD	O	43270								1	1	1		No demo rebuild
	049-151-01	409 Marin Ave		158762	SFD	O	43264								1	1	1		No demo rebuild
	176-173-13	121 Van Tassel Ct		158912	SFD	O	43278								1	1	1		No demo rebuild
	047-141-18	419 Laveme Ave		159328	SFD	O	43327								1	1	1		No demo rebuild
	071-081-14	138 Cypress Ave		159598	SFD	O	43361								1	1	1		No demo rebuild
	195-233-09	6976 Panoramic Hwy		P2029	ADU	R	43398								1	1	1		No

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Marin County - Unincorporated	
Reporting Year	2018	(Jan. 1 - Dec. 31)

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													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	55	6			1						11	44
	Non-Deed Restricted		1	1	1	1							
Low	Deed Restricted	32	3		2							15	17
	Non-Deed Restricted		3	3	3	1							
Moderate	Deed Restricted	37										6	31
	Non-Deed Restricted		3	2	1								
Above Moderate		61	23	21	26	41						111	
Total RHNA		185											
Total Units 44			39	27	33	44						143	92

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

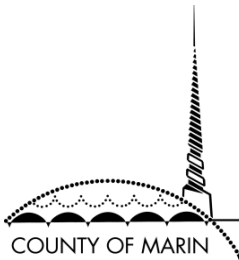
Jurisdiction	Marin County - Unincorporated	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Project Identifier				Date of Rezone	Affordability by Household Income				Type of Shortfall	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	Type of Shortfall	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

**Table D: 2018 Program Implementation Status
2015 – 2023 Housing Element**

Brian C. Crawford
DIRECTOR

Thomas Lai
ASSISTANT 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

Program 1.a - Establish minimum densities on Housing Element sites.

Objective. Preserve the development capacity for sites included on the Site Inventory list.

Schedule. 2015.

Status. (Complete.) Planners routinely consult a Housing Element layer in the County's Geographic Information Systems (GIS) application for planning and land management; the Housing Element layer identifies the location of and indicates minimum densities for sites listed in the Site Inventory.

Program 1.b - Evaluate Multi-family Land Use Designations.

Objective. Increase capacity for affordable and multi-family housing development; zone lands appropriately; implement Countywide Plan.

Schedule. 2016.

Status. (In progress.) This program was previously postponed pending completion of the County's Assessment of Fair Housing with the intent to incorporate the research and findings of that assessment into the evaluation of multi-family land use designations. Given the U.S. Department of Housing and Urban Development decision to delay implementation of the Affirmatively Furthering Fair Housing rule for an indeterminate period, staff have elected to proceed with this program ahead of the Assessment of Fair Housing.

Staff anticipate presentation of the Multi-Family Land Use Designation and Zoning Analysis Report and Multi-Family Zoning GIS Map to the Board of Supervisors and Community Development Agency (CDA) managers in the summer of 2019.

Program 1.c - Evaluate the Housing Overlay Designation.

Objective. Improve opportunities for multifamily, workforce housing.

Schedule. 2016.

Status. (Partially implemented.) Implementing this program is contingent upon an update to the Countywide Plan (General Plan). Staff anticipates the initiation of that update in late 2019.

Program 1.d - Study ministerial review for affordable housing.

Objective. Facilitate the development of affordable housing.

Schedule. 2020.

Status. (In progress.) In conjunction with its analysis and preparation of streamlined review procedures pursuant to SB 35, staff initiated an exploration of potential procedures to expedite review for affordable housing projects. Staff anticipates completion of the analysis in 2019 with consideration by the Board of Supervisors in 2020.

Program 1.e - Consider adjustments to Second Unit development standards.

Objective. Expand and improve housing choice and stock, especially for smaller households and local workforce.

Schedule. 2016.

Status. (Complete.) In December 2018, the Board of Supervisors extended and expanded upon its 2018 pilot program meant to encourage the creation of Junior Accessory Dwelling Units (JADUs) through the waiver of up to \$1,500 in associated building permit fees. For the 2019 renewal, the Board continued the \$1,500 JADU fee waiver, and expanded the scope of the program to include Accessory Dwelling Units (ADUs), which are now eligible for up to \$3,500 in building permit fee waivers. The Board also waived Roadway Impact Fees for JADUs. To be eligible for fee waivers, property owners must commit to refrain from using the subject unit as a short-term rental for two-years following issuance of the certification of occupancy. The two-year moratorium is meant to encourage owners of new ADUs and JADUs to rent their units to long-term tenants.

Program 1.f - Review and consider updating parking standards.

Objective. Increase utilization of land for housing development; seek efficient parking standards based on housing type and location.

Schedule. 2016.

Status. (Complete.) In December 2018, the Board of Supervisors adopted amendments to County parking standards to reduce parking space requirements for projects developed under the Housing Overlay Designation policy, in transit-rich areas, and for affordable housing developed near transit. The amendments also authorized tandem parking for certain residential uses.

Program 1.g - Codify affordable housing incentives identified in the Community Development Element.

Objective. Implement the CWP; support the development of affordable housing.

Schedule. 2016.

Status. (Complete.) The County authorizes waiver of Building and Planning permit fees and reimbursement of Environmental Health Service fees for affordable housing developments. The County's Mixed-Use Policy allows developments containing housing affordable to low- and very-low-income households to exceed a site's maximum Floor Area Ratio to accommodate the additional affordable units. Also see response to programs 1.e, "consider adjustments to second unit development standards" and 1.f, "review and consider updating parking standards."

Program 1.h - Promote resource conservation.

Objective. Promote energy efficiency, resulting in reduced costs over time which supports long-term housing affordability; provide education to households at a range of income levels on energy efficiency and resource conservation.

Schedule. On-going.

Status. (Complete, on-going.) The County works with and promotes the Bay Area Regional Energy Network’s Single-Family Energy Efficiency programs, which provide rebates for homeowners who make energy efficiency improvements to their homes. This program includes a no-cost support line (Home Energy Advisors) where residents can get third-party technical support for making energy efficiency home improvements and information on applicable rebate and financing programs.

The County also authorizes Property Assessed Clean Energy (PACE) providers to sell AB 811-consistent loans that enable property owners to secure upfront funding for energy efficiency, water efficiency, renewable energy, and seismic improvement projects which are repaid through an up to 20-year special line item on their property taxes - instead of traditional consumer credit. The program is open to property owners in all Marin jurisdictions and unincorporated Marin County.

Staff also promotes Climate Careers, a program that employs college- and high school-aged local youth to perform ‘Green House Calls,’ which consist of energy and water use audits and installation of energy- and water-saving equipment. The program is made available at no costs to all residents, including renters.

The County participates in the Green and Healthy Home Initiative-Marin (GHHI), a collaborative consortium of service providers in Marin, including the Marin Housing Authority, that provide housing health and sustainability interventions for low-income residents.

In mid-2018, the County was granted funds from the Bay Area Air Quality Management District to develop an appliance rebate program for property owners wishing to switch out natural gas and propane appliances with high efficiency electric units including heating systems, water heaters, ranges, and cooktops. Replacing natural gas appliances with electric models results in reduced greenhouse gas emissions and improved indoor air quality. The program offers higher incentive levels for income-qualified participants. The program launched in early January 2019.

The County continues to operate its Green Building Program, which includes mandatory energy efficiency and green building measures for new construction and remodel projects, as well as technical assistance for applicants. In March 2018, the County’s Board of Supervisors adopted updates to the Green Building Ordinance that expanded and improved the existing standards. Updates include additional energy efficiency requirements for all projects, a renewed focus on reducing greenhouse gas emissions through encouraging all-electric buildings, and electric vehicle charging readiness requirements for all projects. Complete details and resources for the green building ordinance is maintained and updated at www.maringreenbuilding.org.

Program 1.i - Consider simplifying review of residential development project in Planned Districts.

Objective. Consider amending the Development Code to establish ministerial review in planned zoning districts. Consider allowing Master Plans to establish site criteria for ministerial review.

Schedule. 2016.

Status. (Complete.) See 2017 Annual Progress Report.

Program 1.j - Consider adjusting height limits for multifamily residential buildings.

Objective. Consider amending the Development Code to increase the allowable height for multifamily residential development.

Schedule. 2018.

Status. (In progress.) County staff initiated a process to address this program as part of a broader set Development Code amendments, scheduling hearings for those amendments in early 2019.

Program 1.k - Clarify applicability of State Density Bonus.

Objective. Evaluate policies in the CWP and Development Code and amend as appropriate to ensure consistency with Gov. Code § 65915.

Schedule. 2015.

Status. (Not started). Implementation of this program requires CEQA review. To conserve resources, staff proposes to integrate evaluation of the State density bonus program with a forthcoming General Plan update, scheduled for initiation in late 2019 or early 2020.

Program 2.a - Encourage housing for special needs households.

Objective. Promote a mix of housing types appropriate to the housing needs of the community, including extremely low-income and special needs households.

Schedule. Annually and on-going.

Status. (Complete, on-going). Staff leverages the County's position as a funder of local, affordable housing development to advocate for the provision of extremely-low-income and special needs housing.

In 2018, the County allocated \$920,723 in General Fund dollars for rapid rehousing and permanent supportive housing programs for individuals and families experiencing homelessness. The Department of Health and Human Services also secured \$4,496,522 in Continuum of Care funding, a \$95,145 Emergency Solutions Grant for rapid rehousing, \$882,824 in CalWORKS Housing Support Program rapid rehousing funding, \$4,831,856 in Homeless Emergency Aid Program funding, and \$508,836 in California Emergency Solutions and Housing funding.

Through its Housing Trust Fund, the County granted \$200,000 towards the rehabilitation of 11 permanent supportive housing units for older adults recently experiencing homelessness. It also loaned \$3,600,000 to a nonprofit affordable housing developer to support the acquisition and development of a 54-unit housing development; the County leveraged its funding position to secure an additional 11-unit set aside for older adults recently experiencing homelessness.

Through the Spring 2018 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) allocation process, the County dedicated \$141,008 towards predevelopment activities supporting the future creation of an emergency shelter for people experiencing homelessness; \$300,000 towards the rehabilitation of 11 permanent supportive housing units for older adults recently experiencing homelessness; \$20,000 towards capital improvements to support therapeutic services at a residence for individuals with developmental disabilities; \$100,000 towards the development of an Accessory Dwelling Unit intended to provide affordable housing opportunities for two individuals with developmental disabilities; \$30,000 to support home modifications for low-income individuals with disabilities; \$718,306 towards the development of a new affordable housing complex for older adults; \$20,000 to support rehabilitation of an affordable, senior housing development that currently serves some individuals with special needs; and \$28,234 to support a housing locator program that identifies housing opportunities for precariously-housed and homeless families and individuals.

Program 2.b - Enable group Residential Care Facilities.

Objective. Provide regulatory measures to facilitate housing provision and options for all segments of the community, including special needs populations.

Schedule. On-going.

Status. (Complete, on-going.) Small group homes, defined as those with six or fewer residents, are permitted by right in all residential zoning districts. Large group homes, defined as those with at least seven residents, may apply for a conditional use permit in any residential zoning district.

Program 2.c - Make provisions for multifamily housing amenities.

Objective. Make appropriate consideration for families with children and larger households.

Schedule. On-going.

Status. (Complete, on-going.) Consistent with guidance from HUD on the County's Affirmatively Furthering Fair Housing (AFFH) obligations, staff actively encourages development of affordable, multifamily housing opportunities for families with children and larger households in areas of opportunity. The County also supports the creation of housing opportunities for families with children and larger households through its non-discrimination and affirmative marketing policies (see response to program 2.h, "require non-discrimination clauses").

In October 2018, the Housing and Federal Grants Division released a \$1,000,000 Notice of Funding Availability intended to jumpstart the development of affordable family housing in areas of opportunity. Staff anticipate the presentation of funding recommendations to the Board of Supervisors in the spring of 2019.

Program 2.d - Foster linkages to Health and Human Services programs.

Objective. Respond to special needs through comprehensive services.

Schedule. On-going.

Status. (Complete, on-going.) When appropriate, Housing and Federal Grants staff coordinate housing and service funding opportunities with Health and Human Services (HHS) staff. Also see response to program 2.e, “support efforts to house the homeless.”

Program 2.e - Support efforts to house the homeless.

Objective. Respond to homeless needs through comprehensive services.

Schedule. On-going.

Status. (Complete, on-going.) The Housing and Federal Grants Division participates as a voting member in bimonthly Homeless Policy Steering Committee (HPSC) meetings. Staff also participate in Opening Doors, an organization which seeks to strategically align broad stakeholder groups in the creation of more affordable housing units across Marin jurisdictions, with a focus on solving chronic homelessness. Key partners – including Marin County Health and Human Services (HHS), Marin Housing Authority (MHA), the Marin County CDA, Marin cities and towns, service providers, and philanthropic donors – meet quarterly to ensure alignment of services and funding.

In 2018, the County allocated \$949,890 in HOME funds and \$3,800,000 in Marin Housing Trust Fund monies to support the development of 22 affordable housing units with wraparound services earmarked for older adults who have recently experienced homelessness. The County also allocated \$141,008 in CDBG funds to support predevelopment activities for a proposed new shelter for individuals and families experiencing homelessness.

Program 2.f - Engage in a countywide effort to address homeless needs.

Objective. Respond to homeless needs through comprehensive services.

Schedule. On-going.

Status. (Complete, on-going). See response to program 2.e, "support efforts to house the homeless."

Program 2.g - Ensure reasonable accommodation.

Objective. Reduce barriers in housing for individuals with disabilities.

Schedule. On-going.

Status. (Partially complete, on-going.) The County is promoting universal design standards through provided on a County website developed in 2018 to encourage the creation of Accessory Dwelling Units and Junior Accessory Dwelling Units throughout the county. The website is available at: www.marincounty.org/makeroomformarin.

Housing and Federal Grants Division staff actively refer tenants in need of assistance making reasonable accommodation requests in the private housing market to the Marin Center for Independent Living (MCIL) and Fair Housing Advocates of Northern California (FHANC). Both organizations were supported in their work by CDBG funding. MCIL received a \$30,000 allocation to its home modification program to fund alterations in homes occupied by low-income individuals with disabilities; MCIL funded 17 such modification requests in 2018. FHANC received a \$60,000 allocation

to support its fair housing monitoring and assistance. It intervened on behalf of 78 households requesting reasonable accommodations and succeeded in securing reasonable accommodation concessions in 67 of those cases.

Also see response to program 1.f, “review and consider updating parking standards.”

Program 2.h - Require non-discrimination clauses.

Objective. Reduce discrimination.

Schedule. On-going.

Status. (Complete, on-going.) The County requires non-discrimination clauses in contracts to which it is a party.

Housing and Federal Grants staff developed a new affirmative marketing tool and implemented a requirement for applicants requesting Federal Grants and Housing Trust Fund monies to submit affirmative marketing plans as part of their funding applications. The Federal Grants program does not execute contracts until an awardee’s affirmative marketing plan has received approval. Awardees must implement their approved affirmative marketing plan to be eligible for reimbursement.

Program 2.i - Increase tenant protections.

Objective. Protect renters from significant rent increases and reduce displacement.

Schedule. 2016 and on-going.

Status. (Complete, on-going.) The County adopted Ordinance 3705 requiring cause to terminate a residential tenancy, more commonly referred to as Just Cause for Eviction, on December 18, 2018. Ordinance 3705, codified as Marin County Code Chapter 5.100, applies to all properties in the unincorporated county with at least three units; exemptions are provided for Accessory Dwelling Units and Junior Accessory Dwelling Units, units with government-subsidized rents, all units in a development where at least 49% of the units are restricted as affordable, and units occupied by on-site property managers. For instances wherein a landlord issues an eviction on the grounds that the unit is to be permanently removed from the rental market, Ordinance 3705 requires the landlord to provide the tenant household at least 120 days’ notice of the intended final date of occupancy.

Program 2.j - Promote the development of agricultural worker units in agricultural zones.

Objective. Provide affordable and accessible, local housing for agricultural workers.

Schedule. 2016.

Status. (Partially complete, on-going.) The National Park Service (NPS) is engaged in the development of a management plan for the national parklands. A significant number of the County’s agricultural workers are employed by ranches and farms that rent those lands. Any agricultural housing development that occurs on those lands would need to conform with the NPS management plans following adoption and implementation. In 2018, the County submitted comments and feedback on the draft management plans,

with the intention of encouraging and facilitating the creation and maintenance of farmworker housing on NPS lands.

County staff continues in their negotiations to acquire a surplus Coast Guard site with 36 multi-bedroom housing units and to rehabilitate those units for use as affordable family housing. The Coast Guard Housing Working Group recommended the consideration of a set aside for agricultural worker housing. In April and June 2018, Housing and Federal Grants Division staff held two large community meetings to gather input from local residents and other interested parties regarding potential options and ideas for the property that may be considered following the potential acquisition of the property.

CDA staff collaborated with Marin County University of California Cooperative Extension to develop streamlined permitting procedures for agricultural worker housing.

Program 2.k - Promote and ensure equal housing opportunity.

Objective. Reduce discrimination.

Schedule. On-going and when the AI is updated.

Status. (In progress.) The County is currently conducting a comprehensive analysis of policies and barriers to Affirmatively Furthering Fair Housing (AFFH). In more than 1400 interviews with individual residents and employees, staff is developing a rigorous inventory and understanding of barriers to housing opportunity. In June 2018, an advisory group of volunteer citizens and a steering committee of stakeholders presented their recommendations to the Board of Supervisors on the topic of “segregation/integration and disproportionate housing needs.” The groups prioritized two policy recommendations: vote on a Just Cause for Eviction ordinance in 2018 and develop a Housing Oversight Committee to develop policies, programs and practices with an equity and racial equity lens that address housing challenges in Marin. The Board of Supervisors acted on the first priority recommendation in 2018 and adopted a Just Cause for Eviction policy; see response to program 2.i, “increase tenant protections.”

Program 2.l - Deter housing discrimination.

Objective. Demonstrate responsiveness to discrimination complaints; promote the principles of fair housing.

Schedule. On-going.

Status. (Complete, on-going.) Since the adoption of the County’s source of income ordinance to prevent discrimination against tenants with third-party housing vouchers, Housing and Federal Grants staff have dedicated resources to support incorporated jurisdictions with research and development of their own source of income protections. In 2018, the Town of Fairfax, the City of Novato, the Town of San Anselmo, and the City of San Rafael adopted similar source of income ordinances. Staff continue to provide technical assistance and resources to other Marin jurisdictions.

CDA staff continue to refer discrimination complaints to Fair Housing Advocates of Northern California or other appropriate legal services, County or State agencies.

Program 2.m - Implement the Inclusionary Housing Policy.

Objective. Maximize opportunities for affordable housing, particularly with long-term affordability controls and for households at the deepest levels of affordability.

Schedule. On-going.

Status. (Complete, on-going.) The County's longstanding inclusionary housing policy requires subdivisions that result in the creation of two or more lots to dedicate 20 percent of their lots or units as housing affordable to low-income households. Subdivisions with inclusionary obligations equivalent to less than half of a dwelling unit may pay an in-lieu housing fee commensurate to the value of that fractional unit. The County adjusts its in-lieu housing fee annually based on the higher of either the Consumer Price Index (CPI) for Shelter for the Construction Cost Index (CCI) published by the Engineering-News Record. See also response to program 2.n, "apply long-term housing affordability controls."

In response to the Governor's approval of AB 1505, which renewed the County's authority to extend its inclusionary zoning policy to rental housing units, County staff initiated a process to amend its Development Code to renew that application of its inclusionary zoning policy to the rental housing development projects.

Program 2.n - Apply long-term housing affordability controls.

Objective. Pursue controls which will preserve the affordable housing stock in perpetuity.

Schedule. On-going.

Status. (Complete, on-going.) An affordable housing development's receipt of Marin Housing Trust Fund monies is typically contingent upon acceptance of a regulatory agreement that imposes affordability restrictions in perpetuity. Exceptions to this requirement are made only for projects with unavoidable constraints that preclude the developer's ability to accept those terms. Examples of such constraints include developments with a determinate term length for land or building leases or conflicts with terms of other sources of public financing.

Program 2.o - Encourage land acquisition and land banking.

Objective. Use land efficiently and allocate land for affordable and special needs development.

Schedule. On-going as needed.

Status. (Complete, on-going.) Housing and Federal Grants Division staff participate in a committee of funders that seeks out and evaluates potential acquisitions of existing housing and other opportunities for maximizing affordable housing stock throughout the County. Also see response to program 2.e, "support efforts to house the homeless."

Program 2.p - Expedite permit processing of affordable and special needs housing projects.

Objective. Reduce constraints for affordable and special needs developments.

Schedule. 2015.

Status. (In progress.) See response to program 1.d, “study ministerial review for affordable housing.”

Program 2.q - Study best practices for Housing Choice Voucher acceptance.

Objective. Preserve affordable housing opportunities.

Schedule. 2015.

Status. (Complete.) In August 2018, the County executed a \$450,000 contract with Marin Housing Authority to renew its Landlord Partnership Program for a second two-year period. The program incentivizes landlord participation in the Housing Choice Voucher program and provides security deposit assistance of tenants. The Landlord Partnership Program works in conjunction with the increasing number of source of income ordinances within the County to increase success rates for voucher holders. In 2018, Marin Housing Authority reported a five percent increase in the success rate; it averaged roughly 60 percent throughout the year.

Also see response to program 2.l, “deter housing discrimination.”

Program 2.r - Encourage first time homebuyer programs.

Objective. Continue to provide housing opportunities to households with low incomes; seek opportunities for expansion and coordination with other assistance programs.

Schedule. On-going.

Status. (Complete, on-going.) The Successor Agency to the Marin County Redevelopment Agency funds the Marin Housing Authority (MHA) Below Market Rate homeownership and down payment assistance programs for first-time homebuyers.

The Marin Housing Trust Fund also awarded \$250,000 in predevelopment funding for a prospective first-time-homebuyer development. The project could result in the development of up to 80 affordable housing units.

MHA, Fair Housing Advocates of Northern California (FHANC), and Habitat for Humanity Greater San Francisco continue to coordinate and host first-time homebuyer readiness workshops and services.

Program 2.s - Link code enforcement with public information systems.

Objective. Secure affordable, safe housing; improve the safety and quality of existing housing stock.

Schedule. On-going.

Status. (Complete, on-going.) County staff enforce housing, building, and fire codes to ensure compliance with basic health and safety building standards. Referrals to Marin Housing Authority’s Rehabilitation Loan Program, affordable housing opportunities, and other services are provided as appropriate.

In response to public testimony attesting that a lack of proper or timely maintenance of certain rental units causes substandard living conditions and violations of state housing law, the County amended its multifamily housing inspection program to require more frequent code inspections for apartment buildings with recurring issues. Apartment buildings subject to additional inspections are now required to provide inspectors access to all units. Property owners of such units are assessed additional fees to offset the County's costs of additional inspection and enforcement time.

Program 2.t - Assist in maximizing use of rehabilitation programs.

Objective. Preserve the existing housing stock through rehabilitation; increase awareness of programs in the community.

Schedule. On-going.

Status. (Complete, on-going.) The Marin Housing Authority (MHA) Rehabilitation Loan program provided approximately 12 loans to low-, very-low-, and extremely-low-income homeowners in 2018. MHA staff routinely refer recipients of rehabilitation loans to the Green and Healthy Homes Initiative-Marín (GHHI), a collaborative consortium of service providers in Marin that provide housing health and sustainability interventions – including subsidies and rebate programs – for low-income residents.

Program 2.u - Monitor rental housing stock.

Objective. Preserve the existing stock of rental housing as well as rental housing as a housing choice.

Schedule. On-going.

Status. (Complete, on-going.) In December 2018, the County adopted a requirement that 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 will begin collecting and analyzing this information following the start of this requirement.

Housing and Federal Grants Division staff participate in an affordable-housing funders group (see response to program 2.o, “encourage land acquisition and land banking”) and Opening Doors (see response to program 2.e, “support efforts to house the homeless”), two groups actively working 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.

Also see response to program 2.n, “apply long-term affordability controls.”

Program 2.v - Study housing needs and constraints specific to West Marin.

Objective. Consider ways to maximize housing opportunities in West Marin, increase affordable housing options for low- and moderate-income households.

Schedule. 2018.

Status. (In progress.) In August 2018, the County elected to renew its financial, administrative and technical support of the Community Land Trust Association of West Marin's (CLAM) Real Community Rentals pilot program for a second two-year period. The Real Community Rentals program leverages community relationships to encourage the creation of new and affordable rental housing opportunities in underutilized residential properties. CLAM provides education, assistance with project management, and a screening and referral service to prospective landlords who agree to rent their units at rates affordable to low- and moderate-income households.

In April and June 2018, Housing and Federal Grants Division staff organized two community meetings that each drew participation from 150 – 200 residents. The meetings were structured to gather community input for a Request for Funding Proposals to solicit a developer to rehabilitate and manage the potential acquisition, renovation, and conversion of a surplus Coast Guard site into affordable housing (see program 2.j, “promote the development of agricultural worker units in agricultural zones”). The County allocated \$16,300 in Marin Housing Trust Fund monies toward predevelopment costs for this project.

The Marin Housing Trust Fund also sponsored \$25,000 of predevelopment costs incurred by the Bolinas Community Land Trust as it explored the acquisition, rehabilitation, and/or development of five affordable housing projects in the West Marin community of Bolinas.

The Federal Grants program allocated \$50,000 towards the acquisition of a vacant lot proposed for development as affordable housing. The program also contributed \$14,000 towards the replacement of inoperable fire escapes at two affordable housing properties located in Point Reyes Station and Stinson Beach.

In November 2018, the West Marin electorate voted to increase Transient Occupancy Taxes by four percent. Half of the revenue generated by that initiative shall be earmarked to support the creation of affordable housing opportunities in West Marin.

Program 3.a - Consider methods for improving County's outreach with respect to affordable housing.

Objective. Conduct outreach and education to encourage and facilitate affordable housing.

Schedule. 2017.

Status. (Complete, on-going.) In April and June 2018, Housing and Federal Grants staff held two community meetings to gather community input on a potential affordable housing project involving the acquisition of a surplus Coast Guard facility in Point Reyes Station. The meetings were held in a local school, conducted with Spanish interpretation, and livestreamed and recorded to increase transparency and public access. A community advisory working group advised staff throughout the process. Housing and Federal Grants Division staff developed a webpage to provide resources

and project updates and answer frequently asked questions. Staff worked with stakeholder groups to disseminate news and announcements in English and Spanish via email, poster, social media, public service announcements, and news releases.

In September 2018, Housing and Federal Grants Division staff hosted two information sessions on Just Cause for Eviction policies in advance of Board deliberations on the proposed ordinance. The sessions were held in the communities of San Geronimo Valley and Marin City, which were selected for their geographic accessibility and to encourage participation among residents least likely to attend. Presentations were taped and published, and supplemental resources were developed in English and Spanish. Housing and Federal Grants Division staff developed a webpage to serve as a resource for residents and stakeholders. Advertisement of the information sessions and formal Board hearings was conducted in accordance with an affirmative marketing plan created by staff.

The Housing and Federal Grants Division publishes staff reports in Spanish and ensures that Spanish interpretation services are made available at Board of Supervisors hearings. To make those hearings more accessible to working households, the Board of Supervisors often holds hearings related to affordable housing in the evening.

Program 3.b - Advance organizational effectiveness.

Objective. Promote shared resources and coordination towards the achievement of common goals.

Schedule. On-going.

Status. (Complete, on-going.) Staff continues to coordinate with other agencies, divisions, and departments as is appropriate to support the accomplishment of intersectional programs and goals. Most notably in 2018, Housing and Federal Grants Division staff collaborated on housing issues with CDA's Building and Safety, Code Enforcement, Current Planning, Environmental Health Services, Long-Range Planning, and Sustainability divisions, Marin County Department of Finance, Marin County Information Services and Technology, Marin County Department of Public Works, Marin County District Attorney's Consumer Mediation Program, Marin County Health and Human Services, Marin County Fire Department, the Marin Housing Authority, and the Transportation Authority of Marin. Staff also provided technical support to the Town of Corte Madera, Town of Fairfax, the City of Larkspur, the City of Mill Valley, the City of Novato, the Town of Ross, the Town of San Anselmo, the City of San Rafael, the City of Sausalito, the Town of Tiburon. Also see response to program 3.f., "promote countywide collaboration on housing issues."

Program 3.c - Provide and promote opportunities for community participation in housing issues.

Objective. Foster community support for affordable housing; engage the community in housing issues.

Schedule. On-going.

Status. (Complete, on-going.) Staff regularly give presentations to community groups and conferences on affordable and fair housing issues. The list of community groups and events that sponsored presentations in 2018 include the Canal Alliance Board of Directors, Fair Housing Conference, local schools, Marin Association of Realtors, the Marin County Human Rights Commission, Marin Organizing Committee, Marin Planning Directors Luncheon, Marin Rental Property Association, the San Geronimo Valley Housing Fair, the San Rafael Leadership Institute, Shared Housing Community Forum, West Marin Collaborative, and the Youth Leadership Institute.

Staff also appeared on local Univision and Fox cable news programs to discuss affordable housing policies.

Also see response to program 3.a, “consider methods for improving County’s outreach with respect to affordable housing.”

Program 3.d - Coordinate with regional transportation and housing activities.

Objective. Maximize housing opportunity sites; decrease transportation congestion; participate in regional planning exercises.

Schedule. On-going.

Status. (Complete, on-going.) CDA works closely with the Transportation Authority of Marin (TAM) and the Association of Bay Area Governments (ABAG) to produce informative local data. Representatives from those agencies attend regular area planning director’s meetings.

Program 3.e - Coordinate with other agencies.

Objective. Streamline the development process and reduce constraints to the development of affordable and special needs housing.

Schedule. On-going as projects are proposed.

Status. (Complete, on-going.) Housing and Federal Grants Division staff coordinate with other agencies to facilitate the efficient processing of affordable and special needs housing applications in both the unincorporated county and the incorporated cities and towns. When project approvals require cooperation between departments, CDA staff facilitate expedition of permits and waiver of fees whenever possible and appropriate. To reduce funding barriers to affordable and special needs housing projects in incorporated cities and towns, the Board of Supervisors maintains a policy that it may support those projects through allocations of Marin Housing Trust Fund monies.

Program 3.f - Promote countywide collaboration on housing.

Objective. Collaborate with Marin cities and towns to address regional planning and housing issues.

Schedule. On-going.

Status. (Complete, on-going) Staff work with all towns and cities in Marin through the CDBG Priority Setting Committee (PSC) to fund affordable housing and ensure that jurisdictions affirmatively further fair housing. In 2018, staff convened a countywide working group of planners to encourage interjurisdictional collaboration on housing

issues and solutions, with a specific focus on responding to 2017 State housing Package. The working group established common goals and coordinated on housing legislation, planning, production, and preservation of existing affordability.

Program 3.g - Preserve existing housing stock.

Objective. Offer a range of housing choices and affordability through existing housing stock.

Schedule. 2015 and on-going.

Status. (Partially complete, on-going). See response to programs 2.n, “apply long-term housing affordability controls” and 2.u, “monitor rental housing stock.”

Program 3.h - Monitor inclusionary housing programs.

Objective. Evaluate the program for ways to increase its effectiveness; collect funding to leverage for affordable housing.

Schedule. On-going.

Status. (Complete, on-going.) Housing and Federal Grants staff monitor Planning and Building applications on a weekly basis to ensure the appropriate application of inclusionary zoning policies. The County adjusts its Affordable Housing Impact, In-Lieu Housing, and Rental Housing Impact fees annually based on the higher of either the Consumer Price Index (CPI) for Shelter for the Construction Cost Index (CCI) published by the Engineering-News Record. The County’s Jobs/Housing Linkage Fees for Residential Care Facilities and Skilled Nursing Facilities are likewise updated. During calendar year 2018, the Marin Housing Trust fund collected \$460,572 in impact, inclusionary, and jobs/housing linkage fees.

Also see response to program 2.m, “implement the inclusionary housing policy.”

Program 3.i - Undertake Housing Element monitoring, evaluation, and revisions.

Objective. Evaluate progress, review accomplishments and modify as needed.

Schedule. On-going.

Status. (Complete, on-going.) The County submitted its 2017 Annual Progress Report to the California Department of Housing and Community Development and the Office and Planning and Research in advance of the filing deadline.

Program 3.j – Provide and participate in local affordable housing training and education.

Objective. Serve as a resource to the community; seek to expand staff knowledge related to affordable housing.

Schedule. On-going.

Status. (Complete, on-going.) Housing and Federal Grants Division staff participated in community workshops and training sessions related to federal and HUD budget proposals and appropriations, cultural intelligence and competency, Fair Housing, HOME, reasonable accommodation and accessibility, tenant protection policies, 2018 state housing legislation, the National Environmental Protection Act, the California

Environmental Quality Act, the California Building Code, disaster housing recovery for vulnerable populations, and sustainable food systems and farmworker housing.

Program 3.k - Provide leadership to the Marin Workforce Housing Trust.

Objective. Prioritize funding for extremely-low-income and special needs populations.

Schedule. On-going.

Status. (Complete, on-going.) See 2017 Annual Progress Report.

Program 3.l - Assist with local funding for affordable housing.

Objective. Pursue and leverage funding for affordable housing.

Schedule. Annually and on-going.

Status. (Complete, on-going.) See responses to programs 2.a, “encourage housing for special needs households;” 2.c, “make provisions for multi-family housing amenities;” 2.q, “study best practices for Housing Choice Voucher acceptance;” 2.r, “encourage first-time homebuyer programs;” 3.m, “raise funds from a variety of sources;” and 3.o, “utilize Federal Grants Division funding.”

Program 3.m - Raise funds from a variety of sources.

Objective. Pursue and collect funding for affordable housing.

Schedule. Annually and on-going.

Status. (Complete, on-going). In 2018, the Marin Housing Trust Fund collected \$460,572 in Affordable Housing Impact, In-Lieu Housing, Rental Housing Impact, and Jobs/Housing Linkage fees. The Federal Grants program allocated \$1,735,302 in CDBG and HOME funds to the acquisition, preservation and rehabilitation of affordable housing. The County extended its commitment to support a pilot Landlord Partnership Program to stabilize the utilization rates of Marin Housing Authority’s Housing Choice Voucher program; it pledged an additional \$450,000 of General Fund support through June 2020.

The County allocated \$920,723 in General Fund dollars for rapid rehousing and permanent supportive housing programs for individuals and families experiencing homelessness. The Department of Health and Human Services also secured \$4,496,522 in Continuum of Care funding, a \$95,145 Emergency Solutions Grant for rapid rehousing, \$882,824 in CalWORKS Housing Support Program rapid rehousing funding, \$4,831,856 in Homeless Emergency Aid Program funding, and \$508,836 in California Emergency Solutions and Housing funding.

In November 2018, the West Marin electorate voted to increase Transient Occupancy Taxes for that area by four percent. Half of the revenue generated by that initiative shall be earmarked to support the creation of affordable housing opportunities in West Marin.

Program 3.n - Coordinate among project funders.

Objective. Serve as a coordinator among local funders.

Schedule. On-going.

Status. (Complete, on-going). Housing and Federal Grants Division staff actively participate in a committee of funders that evaluates potential acquisitions of existing housing and other opportunities for maximizing affordable housing stock throughout the County. Regular participants also include the City of San Rafael, Marin Community Foundation, Marin Housing Authority, and Tamalpais Foundation.

Program 3.o - Utilize Federal Grants Division funding.

Objective. Pursue and leverage funding for affordable housing.

Schedule. Annually and on-going.

Status. (Complete, on-going.) In 2018, the County allocated \$4,318,306 in HOME, CDBG, and County Housing Trust Fund loan and grant dollars including a bridge loan to address a last-minute financing gap for a 54-unit affordable housing development. The project was conditionally awarded \$14,108,460 in Low-Income Housing Tax Credits in 2017 and was able to accept the award in June 2018 as a result of additional financial support from the County.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Unincorporated	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + 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)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

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 to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	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									
Total Units by Income									

Jurisdiction	in County - Unincorporated	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Permitted Units Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		27
Total Units 44		27

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Entitlement Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	93
Total Housing Units Approved:	74
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas