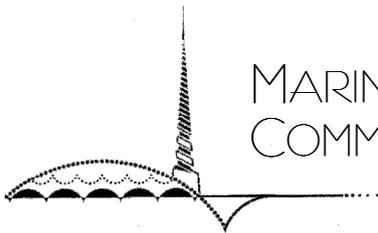


Marin County Draft Housing Element

November 2009

Prepared by the



MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY

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Available at www.co.marin.ca.us/HousingElement

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Introduction

Housing Element Overview and Purpose

Overview

According to State housing and planning laws, all California cities and counties are required to include in their General Plan a housing element that establishes objectives, policies, and programs in response to community housing conditions and needs. This draft Housing Element has been prepared to satisfy this mandate by evaluating and addressing housing needs in the unincorporated area of Marin County during the next five to seven years. This document is an update of the County's State-certified Housing Element that was adopted initially in November 1991, readopted with the Countywide Plan Update in January 1994, updated in June 2003, and then readopted with the Countywide Plan Update in November 2007.

Marin County offers varied and attractive residential environments due to its unique combination of natural beauty and proximity to San Francisco. Many of the housing problems that exist today, such as low vacancy rates, escalating housing prices and rents, and the overall demand for housing and pressure for growth, are a result of these attractive qualities.

The 2007 Marin Countywide Plan (the County's general plan), into which this Housing Element will be incorporated, is based on the principal of sustainability, which is defined as aligning our built environment and socioeconomic activities with the natural systems that support life. The Countywide Plan focuses on the three E's of a sustainable community: Environment, Economy, and Equity. Consistent with this focus, the primary objective of the Marin County Housing Element is to plan sustainable communities by supplying housing affordable to the full range of our diverse community and workforce. The approach of this Housing Element is to focus on the following areas:

Goal 1 Use Land Efficiently

Use Marin's land efficiently to meet housing needs and implement smart and sustainable development principles.

Goal 2 Meet Housing Needs Through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, prices, and designs.

Goal 3 Ensure Leadership and Institutional Capacity

Build and maintain local government institutional capacity and monitor accomplishments so as to respond to housing needs effectively over time.

Purpose

The purpose of the Housing Element is to achieve an adequate supply of decent, safe, and affordable housing for Marin's workforce, residents, and special needs populations, with a particular focus on the unincorporated areas of the County. The Housing Element assesses housing needs for all income groups and lays out a program to meet these needs. Housing affordability in Marin County and in the Bay Area as a whole has

become increasingly important as climate change issues are addressed. The built environment and commute patterns are major contributors to greenhouse gas emissions. A strategic infill approach that supports affordable housing for members of the workforce at selected mixed-use locations near existing jobs and transit, along with an emphasis on green building and business practices, offers Marin communities a way to carry out the three E's of sustainability. The overall goal of the Housing Element is to present goals, objectives, policies, and action programs to facilitate housing for existing and future needs.

The Housing Element is divided into five sections. Section I contains introductory material and an overview of State law requirements for housing elements. Section II contains an analysis of housing needs. Section III contains a detailed analysis of governmental and non-governmental constraints to housing development. Section IV contains quantified housing needs and an assessment of housing opportunities and site capacity. Section V contains housing goals and objectives, policies, and implementation programs.

Housing Element Law and Changes to State Requirements

Overview

Enacted in 1969, State housing element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development.

Unlike the other State-mandated general plan elements, the housing element is subject to detailed statutory requirements regarding its content, and is subject to mandatory review by the California Department of Housing and Community Development (HCD). The housing element must also be updated every five years, unlike other general plan elements, unless the deadline is extended by the State. According to State law, the statutory due date to update the housing element for the 2007-2014 period was June 30, 2007. On September 29, 2005, ABAG received approval from the State Department of Housing and Community Development to extend the deadline to June 30, 2009. The purpose of the extension was to coordinate the projections and forecasting for the Regional Housing Needs Allocation (RHNA) with the Regional Transportation Plan being developed by the Metropolitan Transportation Commission.

State law requires that the housing element contain the following information:

- A review of the goals, objectives, and policies of the current housing element.
- Current demographic, economic, and housing information for the locality.
- A quantified housing needs assessment.
- Analysis of the constraints to providing housing for all income levels.
- A discussion of opportunities for energy conservation in new housing developments.
- An inventory of assisted units at risk of conversion to market rate.
- An inventory of residential land resources, including suitable sites for housing, homeless shelters, and transitional housing.
- A set of housing goals, policies, and programs.

- Quantified objectives for housing over the next five-year period.
- A description of diligent efforts towards participation by all economic groups in the update process.

Changes in State Law

There have been a number of changes in State housing element law since the County's current Housing Element was adopted. The changes have helped to clarify needed information in the housing element and establish new requirements and responsibilities for local governments. Below is a summary of recent changes in State law.

Extremely Low-Income Households Housing Needs: Government Code (GC) Section 65583(a) requires "Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households" (GC 65583 (a)(1)). "Extremely low-income is a subset of the very low-income housing need and is defined as 30 percent of area median and below."

Planning for Emergency Shelters (SB2): Government Code Sections 65582, 65583, and 65589.5 (Chapter 614, Statutes of 2007 (SB 2)) increase planning requirements for emergency shelters. These sections require, at a minimum and regardless of the need, that all jurisdictions have a zone in place to permit at least one year-round emergency shelter without a conditional use permit or any discretionary permit requirements.

Counting Units Built, Under Construction, and/or Approved During Planning Period: A jurisdiction may take credit for units constructed or under construction from the base year of the RHNA period (January 2007).

Requirement for Carryover of Unmet RHNA Units (AB 1233): Government Code Section 65584.09 provides that a jurisdiction's RHNA from the previous housing element cycle is not required to be carried over to the 2007-2014 planning period if the current element was found in compliance by HCD and the inventory of sites required by Section 65583(a)(3) identified adequate sites, or the program actions to rezone or provide adequate sites were fully implemented.

Sites Inventory and Suitability Analysis: A thorough sites inventory and analysis must be undertaken by the jurisdiction to determine whether program actions must be adopted to make sites available with appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction need. Land suitable for residential development should include residentially zoned sites, non-residentially zoned sites that allow residential development, underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity, and non-residentially zoned sites that should be redeveloped for, and/or rezoned for, residential use (via program actions).

Realistic Development Capacity: The housing element must include a description of the methodology used to estimate the realistic capacity for potential housing sites. The housing element should not estimate unit capacity based on the theoretical maximum buildout allowed by the zoning, but should be based on all applicable land-use controls and site improvement requirements. When establishing realistic unit capacity calculations, the jurisdiction must consider existing development trends as well as the cumulative impact of standards such as maximum lot coverage, height, open space, parking, and floor area ratios. If a local government has adopted, through regulations or ordinance, minimum density requirements that explicitly prohibit development below the

minimum density, the housing element may establish the housing unit capacity based on the established minimum density.

Limited Land Availability: Local governments with limited residential land resources or with infill and reuse goals may rely on non-residential and underutilized residential sites to accommodate the regional housing need. Examples include sites with potential for recycling, scattered sites suitable for assembly, publicly-owned surplus land, portions of blighted areas with abandoned or vacant buildings, areas with mixed-used potential, substandard or irregular lots that could be consolidated, and any other suitable underutilized land.

Constraints - Housing for Persons with Disabilities (SB520): Housing element law requires that in addition to the needs analysis for persons with disabilities, the Housing Element must analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints, and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Priority for Water and Sewer (SB1087): Chapter 727, Statutes of 2005 (SB 1087) establishes processes to ensure the effective implementation of Government Code Section 65589.7. This statute requires local governments to provide a copy of the adopted housing element to water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower income households.

Annual Reporting: Government Code Section 65400 requires each governing body (City Council or Board of Supervisors) to prepare an annual report on the status and progress in implementing the jurisdiction's housing element of the general plan using forms and definitions adopted by the Department of Housing and Community Development. HCD has developed draft regulations governing the State housing element annual progress report.

Flooding Issues (AB 162): In October 2007, the Governor signed AB 162, which requires cities and counties to address flood-related matters in the Land Use, Conservation, Safety, and Housing Elements of their general plans.

Protect Sites for Affordable Housing (AB 2069): When a specific site is identified for housing in a jurisdiction's housing element as part of its adequate sites inventory, then the approval of a project on that site, if it results in fewer than the number identified in the housing element, or in no units, would be subject to the no-net-loss zoning law's provisions and a replacement site or sites for accommodating those "lost" units would be needed.

Most importantly, the housing element must: (1) identify adequate sites with appropriate zoning densities and infrastructure to meet the community's need for housing (including its need for very low, low, and moderate income households); and (2) address, and where appropriate and legally possible, remove governmental constraints to housing development.

Goals, Policies and Programs

The housing element establishes an action plan that details the actions, or programs, that will implement the goals and policies. For each program, the action plan must identify the agency responsible and the timeframe for implementation. The County's housing objectives and primary areas of housing need are outlined in the three main goals and 10 policies of this Housing Element.

Goal 1 *Use Land Efficiently*

Use Marin's land efficiently to meet housing needs and implement smart and sustainable development principles.

Policy 1.1 *Land Use*

Enact policies that encourage efficient land use regulations which foster a range of housing types in our community.

Policy 1.2 *Housing Sites*

Recognize developable land as a scarce community resource. Protect and strive to expand the supply and residential capacity of housing sites, particularly for lower income households.

Policy 1.3 *Development Certainty*

Promote development certainty and minimize discretionary review for affordable and special needs housing through amendments to the Development Code.

Policy 1.4 *Design, Sustainability, and Flexibility*

Enact programs that facilitate well designed, energy efficient development and flexibility of standards to encourage outstanding projects.

Goal 2 *Meet Housing Needs Through a Variety of Housing Choices*

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, affordability levels, and designs.

Policy 2.1 *Special Needs Groups*

Promote the development and rehabilitation of housing for special needs groups, including seniors, people living with disabilities, agricultural workers, individuals and families who are homeless, people in need of mental health care, single-parent families, large families, extremely low income households and other persons identified as having special housing needs in Marin County. Link housing to programs of the Department of Health and Human Services to coordinate assistance to people with special needs.

Policy 2.2 *Housing Choice*

Promote policies that facilitate housing development and preservation to meet the needs of Marin County's workforce and low income population.

Policy 2.3 *Incentives for Affordable Housing*

Continue to provide a range of incentives and flexible standards for affordable housing in order to ensure development certainty and cost savings for affordable housing providers.

Policy 2.4 *Protect Existing Housing*

Protect and enhance the housing we have and ensure that existing affordable housing will remain affordable.

Goal 3 *Ensure Leadership and Institutional Capacity*

Build and maintain local government institutional capacity and monitor accomplishments to respond to housing needs effectively over time.

Policy 3.1 *Coordination*

Take a proactive approach in local housing coordination, policy development, and communication. Share resources with other agencies to effectively create and respond to opportunities for achieving housing goals.

Policy 3.2 Research, Monitoring, and Evaluation

Perform effective management of housing data relating to Marin County housing programs, production, and achievements. Monitor and evaluate housing policies on an ongoing basis, and respond effectively to changing housing conditions and needs of the population over time.

Policy 3.3 Funding

Aggressively and creatively seek ways to increase funding resources for lower income and special needs housing.

Preparation of the Housing Element Update

The housing element must identify community involvement and decision-making processes and techniques that constitute affirmative steps for receiving input from low-income persons and their representatives as well as from other members of the community. Input should be sought, received, and considered before the draft Housing Element is completed.

Requirements for public participation are described in Section 65583(6)(B)) of the Government Code. Public participation has been accomplished in a variety of ways. During the Countywide Plan update, an extensive effort was made to provide opportunities for public comment and feedback. A wide variety of community groups and individuals were engaged in that process. Comments related to housing have been compiled and considered in the writing of this document and are summarized and included in the update materials.

In an effort to involve all economic segments of the community, the Marin County Housing Element update was conducted with an open, inclusive process. The persons and organizations on the mailing list include all housing-related non-profits and organizations that provide services to low income families and individuals in Marin County, as well as parties interested in the Countywide Plan process and the Local Coastal Program update. Below are some examples of outreach and noticing conducted as part of the Housing Element update.

- Housing Element Newsletter introducing Housing Element process, public workshops, and Planning Commission workshop, mailed via US Postal Service to 554 recipients.
- Press releases sent to local news outlets, including Marin Independent Journal, West Marin Citizen, The Ark, Pt. Reyes Light, Coastal Post, Pacific Sun, Novato Advance, and the Marin Scope.
- Housing Element workshops announced on local radio station KWMR.
- Notices for Public Workshops and three Planning Commission workshops e-mailed to approximately 1,000 recipients. Hard copy notice mailed to approximately 1,146 recipients.
- Webpage hosted on the County website focused exclusively on the Housing Element Update process, where workshops were announced, workshop summaries posted, and drafts provided. The website also provides a comment box for the public to provide feedback and input.

- Notice of website additions and Workshops reminders e-mailed to 840 Housing Element website subscribers.
- Workshop reminders e-mailed or web-posted by each of the five district Supervisors to community contacts.
- Housing Element Workshop information e-mailed to over 40 local non-profit, housing advocacy, and service organizations.
- Staff presentations at a variety of community forums including; Marin Continuum of Housing and Services, Grassroots Leadership Network, ISOGI community forum, Housing Element Working Group and Chamber of Commerce Committee meetings.

The County's outreach also included an experts meeting of non-profit and for-profit housing developers, building industry trade groups, architects, planners, and affordable housing funders. The Housing Element update process in Marin County has involved a number of groups and individuals in the process of reviewing current housing conditions and needs and considering potential housing strategies. Three public workshops were held, one on a weekend in central Marin and two evening meetings, including one in the rural west part of the County and the other in the central part of the County. In addition, three publicly noticed Planning Commission Workshops were held and included extensive public comment. Summaries of these working sessions and public workshops were used to identify needs, assess constraints and develop draft programs for the Housing Element update and are included in Appendix C: Summary of Public Meetings.

The 2009 Marin Countywide Housing Element Workbook contains housing element background data, sample practices, and encouragement for developing common strategies to address housing needs.¹ The Workbook was prepared jointly by all jurisdictions in Marin and is cited as a reference document for Marin County's Housing Element update. As part of the Marin Housing Workbook, a roundtable working session with housing advocates was held. The advocates meeting included, among others, representatives from organizations serving homeless families and individuals, developmentally disabled individuals, senior citizens, disabled individuals and families, working poor, and public housing residents. The outreach process and collaborative effort on the Housing Workbook provided coordination among various departments, local agencies, housing groups, community organizations, and housing sponsors in the collection of data and development of sample practices. Housing has regional implications and the jurisdictions of Marin County are striving to collaborate and enhance the effectiveness of housing elements throughout the county.

Relationship of the Housing Element to Other Countywide Plan Elements

The Countywide Plan serves as the constitution for land use in the unincorporated portions of Marin County. The long-range planning document describes goals, policies, and programs to guide land use decision-making. State law requires a community's general plan to be internally consistent. This means that the housing element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall general plan, with consistency between it and the other general plan elements. Once the general plan is adopted, all development-related decisions in unincorporated areas must be consistent with the plan. If a development

¹ The 2009 Marin Countywide Housing Element Workbook can be accessed at www.marinhousingworkbook.org.

proposal is not consistent with the plan, the proposal must be revised or the plan itself must be amended.

The updated Countywide Plan is structured around the goal of building sustainable communities. Each of the three other elements in the Plan addresses sustainability: the Natural Systems and Agriculture Element, the Built Environment Element, and the Socioeconomic Element. The Marin Countywide Plan Update Guiding Principles related to housing are excerpted below.

- Supply housing affordable to the full range of our workforce and diverse community. We will provide and maintain well designed, energy efficient, diverse housing close to job centers, shopping, and transportation links. We will pursue innovative opportunities to finance senior, workforce, and special needs housing, promote infill development, and reuse and redevelop underutilized sites.
- Provide efficient and effective transportation. We will expand our public transportation systems to better connect jobs, housing, schools, shopping, and recreational facilities. We will provide affordable and convenient transportation alternatives that reduce our dependence on single occupancy vehicles, conserve resources, improve air quality, and reduce traffic congestion.
- Foster businesses that create economic, environmental, and social benefits. We will retain, expand, and attract a diversity of businesses that meet the needs of our residents and strengthen our economic base. We will partner with local employers to address transportation and housing needs.

With the Countywide Plan as a framework, this Housing Element update is also utilizing the same glossary. The Countywide Plan glossary begins on page 5-21 as part of the Plan's Appendices. The terms defined in the glossary are also consistent with the Marin County Development Code. Additional definitions included in this Housing Element update as a part of the mandated SB2 analysis of emergency, and transitional and supportive housing can be found in Section IV: Site Inventory Analysis. Section V: Goals, Policies, and Programs contains a program to add these definitions to the Development Code.

There are 16 community plan areas in the unincorporated area, all of which have adopted community plans (plus the additional Peacock Gap Plan). Community plans further detail the policies of the Countywide Plan as they pertain to specific areas. Policies contained in the community plans, including those related to housing, must be consistent with those in the Countywide Plan, and, by extension, its Housing Element. The following is a list of community plans and the date of their last adopted plan.

Black Point - 1978	Nicasio Valley - 1988
Bolinas - 1975	Point Reyes Station - 2001
Dillon Beach - 1989	Peacock Gap Neighborhood Plan – 1981 (City of San Rafael)
East Shore (Tomales Bay) - 1987	San Geronimo - 1997
Indian Valley - 2003	Stinson Beach - 1985
Inverness Ridge - 1983	Strawberry - 1973, 1982
Kentfield / Greenbrae - 1987	Tamalpais Valley - 1992
Marin City - 1992	Tomales - 1997
Muir Beach - 1972	

2003 Housing Element Policy and Program Accomplishments

The County's current Housing Element was adopted by the Board of Supervisors on June 3, 2003, and certified by HCD on July 24, 2003. The goals, objectives, policies, and programs in the 2003 Housing Element have been very successful overall. Actual residential unit production during the 1999-2007 planning period exceeded the Regional Housing Needs Allocation of 521 units. The County also exceeded its very low-, low- and moderate-income allocation by an average of 145%. Therefore, the County has determined that it has satisfied the necessary conditions of Government Code Section 65584.09.

The County made nearly every policy change outlined in the 2003 Housing Element's Framework for Action. A full review of the current Housing Element's goals, objectives, policies, and programs, as well as a detailed description of progress towards implementation, is available in Appendix B: Evaluation of 2003 Housing Element Programs. Some highlights of implementation actions completed since adoption of the 2003 Housing Element include:

- An Affordable Housing Impact Fee ordinance was adopted in October 2008 that applies to all new single-family homes over 2,000 square feet. A nexus study completed in 2008 established the basis for this fee, which represents an alternative way to provide funding for affordable housing in spite of the limited residential and commercial development in the County.
- Amendments were made to the Development Code in August 2008 to clarify, correct, and update the County's inclusionary policy and incentives for affordable housing, as well as to comply with the State density bonus law.
- An affordable housing overlay and mixed-use zoning with incentives for affordable housing were included in the adopted Countywide Plan.
- A new 10-Year Plan to End Homelessness was adopted in May 2006. The first Project Homeless Connect, a public-private partnership, was held in December 2007 as part of the County's 10-Year Plan to End Homelessness.
- A First-Time Homebuyers Fair was held in October 2007 in partnership with the City and Chamber of Commerce of San Rafael. As a result of three Brown Bag events and paycheck notices to County employees, 58 households became first-time homebuyers in Marin County.
- One million dollars was committed to the Marin Workforce Housing Trust (MWHT) to leverage an additional two million dollars for new affordable workforce housing development.
- County staff initiated the Marin Housing Workbook, a collaborative of the 12 jurisdictions in Marin County, to develop a combination of templates, methodologies, baseline data, comparative information, key findings, sample practices, and processes, with the aim of producing higher quality and integrative Housing Elements countywide.
- Numerous green building principles and Development Code updates were incorporated prior to the 2007 adoption of the Countywide Plan Update, including implementation of the:
 - The Single Family Dwelling Energy Efficiency Ordinance requires all new and remodeled homes larger than 1,500 square feet to exceed State energy efficiency requirements by a minimum of 15% depending on the building area. Since 2006, an average of 25 projects have exceeded the County's minimum Title 24 requirements annually.

- The Construction and Demolition Reuse and Recycling Ordinance that requires all construction projects to recycle or reuse 50% of their project materials. 75,000 tons of diverted waste reduces GHG emissions by 150,000 tons annually.
- The Residential Green Building Guidelines and Rating System program requires all residential projects subject to discretionary planning permit review to meet minimum points thresholds on the County Green Building Residential Certification Checklist. Approximately 150 checklists are completed and submitted annually.
- The Solar Energy Rebate program that awarded \$75,000 in rebates to 156 residents that installed photovoltaic systems, solar pool heaters, or solar domestic hot water heaters. As a result of the program and free County provided technical assistance, in 2008 Marin County had the highest number of solar energy systems per capita among the nine Bay Area counties, averaging 4.3 solar systems per 1,000 residents.
- The Woodstove Smoke Ordinance that banned the operation and installation of non-EPA certified woodstoves and inserts. A rebate program to promote the proper removal of these appliances will remove 158 non-EPA certified stoves and inserts by providing residents with \$50,000 in rebates.
- County staff has been working to eliminate development constraints associated with Design Review. Single family residential design guidelines were established in July 2005. In August 2008, the Board of Supervisors adopted procedures to simplify and streamline Design Review and to provide a Minor Design Review procedure.

Additional tasks not identified in the Housing Element were also completed to advance Marin County's housing goals.

- The County applied for and received designation as a proposed Priority Development Area (PDA) through the Association of Bay Area Governments (ABAG) regional planning initiative, FOCUS.
- The Marin County Affordable Housing Inventory 2008 was published. The report surveyed all Marin County affordable housing providers and developed a comprehensive picture of income-restricted housing across all 12 Marin jurisdictions.
- As a part of broader efforts to address agricultural housing needs in West Marin, a funding of \$200,000 was approved and committed for rehabilitation of 10 to 15 units of agricultural worker housing.
- A second-unit survey was conducted in August 2008 to evaluate the use, availability, and affordability of second units and to monitor the success of the second unit amnesty program.
- The Second Unit Amnesty program resulted in the legalization of 54 second units and the construction of 35 new second units.
- Staff continues to manage the Affordable Housing Trust Fund, which has helped fund 157 new units of affordable housing during the last planning period.

Overall, the 2003 Housing Element helped guide the County's activities to promote and facilitate the development, conservation, and rehabilitation of housing for all economic segments of the community. Several policy changes helped to remove potential governmental constraints and provided incentives for the development of affordable

housing. This draft Housing Element has carefully considered the effectiveness of the 2003 programs and has incorporated, amended, or removed programs based on their likelihood to support the goals and policies identified for this Housing Element.

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Housing Needs Analysis

Overview of Marin County

Marin County is located immediately north of San Francisco across the Golden Gate Bridge. The County has a total area of 606 square miles. Marin County is home to 257,406¹ permanent residents. Most of the population lives along the County's urban east side, primarily in the County's 11 incorporated cities and towns. The City of San Rafael is the County seat.

Marin County's population is affluent, well-educated, and relatively homogenous. The 2007 median household income was \$83,910, 1.4 times the median household income for California as a whole. State tax returns for 2007 indicated Marin County had the highest median household income among California's 58 counties. Marin County's median household income is expected to rise to \$108,494 by 2010². While Marin is a wealthy county overall, it is also home to populations impacted by the high cost of living. Since 2007, there has been a significant downturn in the economy, and with this there are an increasing number of families and individuals struggling to make ends meet. The high cost of living in Marin, in conjunction with low-paying jobs, an uncertain job market, and continued rising costs of basic necessities, has resulted in the inability of many working families to meet their basic housing, food, and childcare needs.³

Population and Employment

Population Trends

Marin County's total population is 257,406, of which 69,806 live in the unincorporated area of the County⁴. The total population of Marin grew by approximately 10,000 between 2000 and 2008, but the overall rate is slowing. In the next decade, the growth rate will begin to fall, and is projected to continue do so until 2025, when it will level off at just 0.3% per year.⁵

Figure II-1: Population Growth Trends in Unincorporated Marin County

Year	Population	Numerical Change	Percent Change	Average Annual Growth Rate
2000	68,735			
2005	69,000	265	0.4%	0.1% or 53
2010	70,900	1,900	2.7%	0.6% or 380
2015	72,400	1,500	2.1%	0.4% or 300

Source: ABAG Projections 2007

This is considerably lower than neighboring jurisdictions or the Bay Area region as a whole. San Rafael's population is expected to grow by 3.1%, while Novato's is expected to continue to grow significantly at a rate of 10%.

¹ California Department of Finance, 2008

² California Employment Development Department, 2008

³ Insight: Center for Community Economic Development, 2008; How much is enough in Marin County?

⁴ California Department of Finance

⁵ ABAG Projections 2007

Figure II-2: Population Trends – Neighboring Jurisdictions

Jurisdiction Name	2000	2010	Change (2000-2010)	
			Number	Percent
Marin County	68,735	70,900	2,165	3.2%
San Rafael	56,063	57,800	1,737	3.1%
Novato	47,630	52,500	4,870	10.0%

Source: ABAG Projections 2007

The proportion of population by age groups is similar to that of the State, but with a slightly higher percentage of people 45 years old and over⁶. According to the 2000 U.S. Census, 23.5% of all households in Marin County are age 65 or older. The median age in Marin County is 41.3 years, compared to 33.3 years for the State as a whole. The greatest increase in population within age groupings over the next 40 years is expected to be in elderly and young adult households, which tend to have the lowest income levels.

Figure II-3: Population by Age

Age Group	2000		2008	
	Number	Percent	Number	Percent
0-9 years	7,184	11%	6,683	10%
10-19 years	7,436	11%	8,232	12%
21-24 years	2,484	4%	3,487	5%
25-34 years	8,445	12%	6,650	10%
35-44 years	12,946	19%	9,574	14%
45-54 years	13,924	20%	12,922	19%
55-59 years	4,907	7%	6,420	9%
60-64 years	3,183	5%	4,870	7%
65-74 years	4,495	7%	5,349	8%
75-84 years	2,906	4%	3,028	4%
85+ years	825	1%	1,231	2%

Source: Census 2000; Claritas 2008

Employment Trends

The Marin County economy is predominantly white collar. Over 91% of the County's residents age 25 or older have at least a high school diploma, compared with about 50% statewide; over 51% in this same age group have a bachelor's degree. These higher than average educational levels directly correlate with a low poverty rate of 5.9 percent, compared with 13.3% statewide. The County's largest employers include the County government, Marin General Hospital, Kaiser Permanente, Autodesk (software), and Fireman's Fund Insurance. Over half the working population is employed in professional, management, or financial business occupations, but most of these workers are employed outside the County in urban centers such as San Francisco and Oakland. The services, construction, and transportation industries combined employ less than a quarter of the resident population, but are major employment sectors within the County. According to the Marin Economic Commission, service industries based in Marin are a major source of

⁶ Claritas 2008

employment for residents of surrounding counties who commute to Marin. The agricultural sector also retains a strong cultural and historical presence.

Figure II-4: Employment by Industry in Unincorporated Marin County

Industry Types	2000	
	Number	Percent
Agriculture, forestry, fishing and hunting, mining	510	4.7%
Manufacturing, wholesale trades, transportation	1,120	10.3%
Retail sector	970	8.9%
Finance and professional services	2,460	22.6%
Health, educational, and recreational services	3,540	32.5%
Other	2,300	21.1%
TOTAL	10,900	100.1%

Source: ABAG Projections 2007

Note: This data assigned jobs within the spheres of influence of the County's towns and cities as part of the job data for the incorporated jurisdictions. As a result, the data presented here underestimates the numbers of jobs in the unincorporated area of the County. For example, total jobs determined strictly along jurisdictional boundaries from the same source (ABAG Projections 2007) indicate that there are 23,380 jobs in the unincorporated area of the County.

A balance between jobs and employed residents can help reduce greenhouse gas emissions, freeway congestion, and fuel consumption, and can result in improved air quality. A jobs-housing balance can also provide savings in travel time for businesses and individuals. However, a one-to-one ratio between jobs and employed residents does not guarantee a reduction in commute trips. Marin County nearly has a 1:1 ratio, but there is a disparity between the types of jobs here and the cost of housing. According to the Department of Finance, the average wage earned at a Marin-based job in 2008 was \$37,000 a year. Contrast this with the median income in Marin of \$67,750 for a household of 1 or the median home sale price in 2008 of a single-family home of \$914,000 or of a condominium of \$767,000. Even with a 1:1 ratio of jobs to housing, Marin will continue to import workers from neighboring counties where more affordable housing is located. Therefore, a focus of this Housing Element is to address the issue of matching housing costs and types to the needs and incomes of the community's workforce.

Household Characteristics

Household Types and Tenure

The Census Bureau defines a household as all persons who occupy a housing unit, including families, single people, or unrelated persons. Persons living in licensed facilities or dormitories are not considered households. In 2005, there were 25,750 households in unincorporated Marin County, an increase of only 316 from the 2000 level of 25,434. Of these, 72% owned the home they live in and 28% rented. This ownership percentage has decreased by one point since 2000, which may be related to the recent increased rate of foreclosures. Between 1990 and 2000, the ratio of owners to renters remained slightly closer, at 66% owner.

Figure II-5: Households by Tenure in Unincorporated Marin County

	1990		2000		Current†	
	Number	Percent	Number	Percent	Number	Percent
Owner	16,581	65%	18,053	66%	12,456	72%
Renter	7,364	29%	7,381	27%	4,833	28%
Vacant ‡	1,891	7%	1,971	7%	N/A	N/A
TOTAL	25,836	~100%	27,405	100%	17,289	100%

Source: 1990 and 2000 data from 2003 Housing Element, 2008 Claritas

† Claritas provides information based on zip code rather than jurisdiction; therefore the Current figures represent only a section of the unincorporated area. Vacancy rates were not available for 2008 using this data set; however, vacancy rates are detailed in Figure II-10 below.

‡ Vacancy rates shown above are inconsistent with the <5% vacancy data available from the Department of Finance.

Fewer than half of Marin County’s households consist of married couple families with or without children. Approximately 30% of households were occupied by people living alone. This percentage was significantly higher than the overall State figure of 23% for single-person households. As households become smaller, the County needs more housing units to serve the same population. The primary stock of housing in the unincorporated County is single-family homes, almost exclusively affordable to above moderate-income households. The mean single family home sale price in 2008 was \$1,014,465. There is a shortage of rental housing, including multi-family, single-family, second units, and Single Room Occupancy (SRO) units. In addition, opportunities for smaller, more moderately priced home ownership units are needed to serve singles, senior citizens, and lower income families.

The most appropriate housing type to serve the workforce of Marin – those that earn around \$37,000 a year – may be multifamily housing and SRO units located close to transportation and services. Examples of this type of housing include the Fireside and San Clemente developments which provide rental housing at a range of affordability levels. These housing developments are close to transit and services and help to reduce commute costs to the low-income residents. Mixed-use developments, such as that planned for the Marinwood Village site and the mixed-use units located at the Strawberry shopping center, are other examples of housing types which may be suitable for Marin’s workforce.

Annual Household Growth

According to the 2000 Census, the average household size in Marin County was 2.40 persons. The Countywide average household size was expected to increase to 2.41 by 2005, before declining to 2.39 by 2020. Compared to the rest of the Bay Area, Marin County’s average household size is lower, averaging 0.3 fewer persons per household.

Marin County’s aging population, discussed in the Special Needs section, also reduces the occupancy rate as children move out and mortality increases. However, high housing prices can force people to share living accommodations, thereby increasing household size. On average, renter households in Marin County (2.21 persons per household in 2000) are smaller than owner households (2.42 persons per household in 2000). As households become smaller, the number of units needed to house the same number of people increases.

Figure II-6: Household Growth Trends, 2000 – 2010

Year	Households	Numerical Change	Annual Percent Change
2000	25,434		
2005	25,750	316	1.2%
2010	26,450	700	2.7%
2015	26,890	440	1.7%

Source: ABAG Projections 2007

Housing Stock Characteristics

Housing Units by Type and Production

Based on 2008 data from the California Department of Finance, the unincorporated area has 23,038 single-family homes (constituting 83% of the total housing stock), 4,471 multi-family homes (16% of all housing), and 414 mobile homes, for a total of 27,923 homes. Single-family homes are slightly less dominant Countywide, and comprise just over 60% of the County's total housing stock. Figures II-7 and II-8 show the distribution of housing by type for the unincorporated County and for the County as a whole. These proportions have not changed significantly since 2000.

Figure II-7: Housing Units by Type, Unincorporated County

Unit Type	2000		2008		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-family (detached & attached)	22,543	82.3%	23,038	82.5%	495	2.2%
2-4 units	1,569	5.7%	1,589	5.7%	20	1.3%
5+ units	2,882	10.5%	2,882	10.3%	0	0.0%
Mobile home & other	412	1.5%	414	1.5%	2	0.5%
Totals	27,406	100.0%	27,923	100%	517	1.9%

Source: Department of Finance E-5 County/State Population and Housing Estimates

Figure II-8: Housing Units by Type, Countywide

Unit Type	2000		2008		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-family (detached & attached)	72,141	68.7%	74,417	68.6%	2,276	3.2%
2-4 units	9,343	8.9%	9,791	9.0%	448	4.8%
5+ units	21,383	20.4%	22,199	20.5%	816	3.8%
Mobile home & other	2,123	2.0%	2,131	1.9%	8	0.4%
Totals	104,990	100%	108,538	100%	3,548	3.4%

Source: Department of Finance E-5 County/State Population and Housing Estimates

The median home sales price across the County increased from \$514,600 to \$901,900 between 1999 and 2006. This 75% jump occurred while median household income increased by only 15%, meaning home values increased five times as much as area incomes. In 2000, the market was already tight, with only 11% of homes valued at less than \$300,000. By 2006, the distribution of home prices shifted heavily towards the million-dollar mark, with only 1 in 10 homes now valued at less than \$500,000. While many areas

throughout the State experienced decreasing values in the real estate market in 2007, home prices in Marin County continued to rise.

The waiting list for the Section 8 voucher program is a widely accepted indicator of need for affordable housing. The Marin Housing Authority opened its waiting list for one week in March 2009, for the first time in 7 years, with the following results:

- 11,200 households submitted applications;
- 2,831 (or 25%) currently live in Marin County (however, data was not collected on whether applicants currently worked in Marin County);
- Approximately 235 households (or 11%) were from the unincorporated area of Marin County;
- 53% of the applications were from families, 22% from disabled individuals, 9% from elderly households, and 24% were homeless individuals or families; and
- 32% of the applications were from non-Hispanic/Caucasian families, 61% from African American families, and 7% from Hispanic families.

The Marin Housing Authority (MHA) administers the Section 8 voucher program that provides housing opportunities for 2,109 households. MHA operates 200 units of public housing in five separate complexes within Marin for the elderly and disabled as well as 292 units of public housing for families in Marin City. MHA owns and operates four private properties within Marin County, all for low-income families, seniors, and disabled. The Shelter Plus Care Program, also administered by MHA, provides up to 80 rental subsidies linked with supportive services to individuals and families who are homeless and living with a mental health disability. There are 35 rental subsidies for people living with HIV/AIDS independently in the community who are served through the Housing Opportunities for People With AIDS Program (HOPWA). Additional programs offer services to specific special needs populations housed through Marin Housing Authority. These programs assist tenants in maintaining their housing and target services to frail seniors, families seeking to become self-sufficient, and at-risk populations with mental health or other disabilities.

The Marin County Affordable Housing Inventory 2008 provides a comprehensive picture of income-restricted housing in the 11 cities and towns and the unincorporated area of the County. Conducted by Community Development Agency staff in the fall of 2007, the inventory surveyed all affordable housing providers, which together supply 2,616 units at non-profit rental properties, 274 inclusionary rental units, 758 Below Market Rate ownership units, 573 units of public housing, and 2269 Section 8 vouchers. There are approximately 6,500 households that benefit from affordable housing in Marin, representing 6.4% of the population. Approximately 20% of Marin's affordable units are reserved for seniors or persons with disabilities. The majorities of these households receive income from Social Security, are in the very low income category, and rely heavily on affordable housing to enable them to age within their community.

Age and Condition of the Housing Stock

The housing stock in the unincorporated County is older than the County's stock as a whole. About two-thirds of the existing homes throughout Marin County, versus 82% of the housing stock in the unincorporated area, were built more than 30 years ago.

Figure II-9: Year Structure Built

Year Structure Built	Number	Percentage
Built 1999 to March 2000	289	1.1%
Built 1995 to 1998	1,106	4.0%
Built 1990 to 1994	853	3.1%
Built 1980 to 1989	2,460	9.0%
Built 1970 to 1979	4,899	17.9%
Built 1960 to 1969	5,856	21.4%
Built 1950 to 1959	6,375	23.3%
Built 1940 to 1949	2,345	8.6%
Built 1939 or earlier	3,134	11.5%
Total	27,317	100%

Source: Census 2000 Summary File 3 (SF 3) H34. Year structure built

To estimate the condition of the existing housing stock, three local sources were used, including Marin County Code Enforcement caseload and staff interviews, the Marin Association of Realtors, and the Marin Housing Authority Housing Choice Voucher Program inspectors. In general, the condition of the housing stock in Marin County is good. According to the Marin Association of Realtors, the high value of homes encourages refinancing and frequent remodeling to increase the size and quality of older, smaller homes.

According to code enforcement staff, 17 of the 631 active cases include code violations associated with substandard housing or substantial rehabilitation needs, accounting for approximately 2% of their caseload. It is important to mention that Marin County's code enforcement is complaint driven and may therefore not be a representative sample. The Marin Housing Authority staff also confirmed that only a small percentage, approximately 2-4%, of their inspections involved housing in need of major rehabilitation or substandard housing conditions.

Housing Construction Prices and Trends

Throughout Marin County, new housing construction is increasing the size and already high proportion of single-family units relative to other unit types. In 2007, 94% of the construction permits issued were for single-family units, which marked a seven-year high in the proportion of single family-unit construction permits issued. No multi-family construction permits were issued in the unincorporated County in 2007. The average size of these homes was 3,800 square feet which reflects the predominant development pattern in unincorporated Marin County of large, custom-built, single-family homes. Smaller units, which are usually more affordable, have a higher price per square foot than do larger homes because of land prices⁷. This may act as a disincentive to construct smaller, more modest homes.

The existing construction trends contribute to the increasing imbalance between the wages earned in Marin and the housing costs of new and existing homes. It is too early to analyze the impact of the current economic downturn and decrease in permits for large, custom-built homes. But given the high cost of land and limited available stock, it is unlikely that existing trends will be significantly impacted.

⁷ Inclusionary Zoning In-Lieu Fee Analysis, March 2008 by Vernazza Wolf Associates

Vacancy Rate Trends

Vacancy rates for housing have decreased since 1990, when the U.S. Census recorded a vacancy rate of 4.7%. In 2000, the total vacancy rate was recorded at 4.1%; in 2008, it was 2.7%⁸. The 2.7% vacancy rate is indicative of a very tight rental housing market in which demand for units exceeds the available supply. Figure II-10 below shows that vacant long-term rental properties are far scarcer than units available as vacation, seasonal, or recreational housing. This highlights the need for housing affordable to very low and low income households.

Figure II-10: Vacancy Rates

	2000 Census
Total housing units	27,317
Occupied	25,304
Vacant	2,013
For rent	166
For sale only	99
Rented or sold, not occupied	162
For seasonal, recreational, or occasional use	1,396
For migrant workers	13
Other vacant	177

Source: Census 2000 Summary File 3 (SF 3) H6 Occupancy status, H8 Vacancy status

In general, a higher vacancy rate is considered necessary by housing experts to assure adequate choice in the marketplace and to temper the rise in home prices. A 5.0% rental vacancy rate is considered crucial to permit ordinary rental mobility. In a housing market with a lower vacancy rate, strong market pressure will inflate rents and tenants will have difficulty locating appropriate units. Thus, the 2000's have seen a significant tightening in the local housing market, a phenomenon that has been experienced in many Bay Area communities. Nationwide, there was a sharp drop in multifamily housing construction during the 1990s and through the 2000s, which has also contributed to low vacancy rates and rising rents.

According to Fair Housing of Marin, a civil rights organization that investigates housing discrimination, including discrimination based on race, national origin, disability, gender, and children, Marin's low vacancy rate also increases the tendency for landlords to discriminate against potential renters. Fair Housing of Marin's caseload consists almost entirely of renters. The organization receives approximately 1,200 inquiries a year, of which about 350, or almost 30 percent, are discrimination complaints that are fully investigated, where clients are helped to file administrative and legal complaints (this is an increase of 8% since 2003). Fair Housing's staff attorney advocates for tenants and negotiates with landlords to find reasonable accommodations for thousands of persons with disabilities, to enable them to live in accessible housing. It also educates landowners on fair housing laws, provides seminars and brochures in English, Spanish, and Vietnamese on how to prepare for a housing search and recognize discrimination, and sponsors school programs aimed at encouraging tolerance.

⁸ US Census and Real Facts

Housing Costs, Household Income, and Ability to Pay for Housing

Household Income

Income is defined as wages, salaries, pensions, social security benefits, and other forms of cash received by a household. Non-cash items, such as Medicare and other medical insurance benefits, are not included as income. It is generally expected that people can afford to pay about thirty percent of their income on housing in the case of renters and forty percent in the case of homeowners. Housing costs include rent and utilities for renters, and principal, interest, property taxes, and insurance for homeowners. It is therefore critical to understand the relationship between household incomes and housing costs to determine how affordable—or unaffordable—housing really is.

It is currently estimated that 35% of all Marin County households fall in the extremely low, very low, and low income categories, earning less than 80% of median income. There is an even greater proportion of very low and low income households among renters. It was estimated in 2000 that 53% of all renters in Marin County were in the extremely low, very low, and low income categories, earning less than \$64,100 for a family of four. Although recent data is not available for the proportion of owner or renter households within each of the income categories, the low income threshold has increased to \$77,450 for a family of four.

In Marin County, the median income in 2009 for a family of four was \$96,800. A household Income less than \$33,900 is considered an extremely low income. Using 2000 population data, a little over 10,000 households countywide, or 10% of total households, were extremely low income⁹. In general, the unincorporated County reflects the income distribution of the County as a whole. Therefore, it is estimated that there were approximately 2,540 extremely low income households in 2000 in the unincorporated County. Into the next planning period, this number continues to increase, with a projected 2,645 extremely low income households in 2010 and 2,690 extremely low income households in 2015 in the unincorporated County.¹⁰

Information on household income by household size is maintained by the U.S. Department of Housing and Urban Development (HUD) for each county and is updated annually. Income categories are defined as a percentage of Marin County Median Household Income for four-person households: (1) Extremely Low Income—below 35% of median income; (2) Very-Low Income—below 50% of median income; (3) Low Income—50-80% of Marin County median income; (4) Moderate Income—80-120% of Marin County median income; and (5) Above-Moderate Income—120% and above.

⁹ CHAS 2000

¹⁰ ABAG Projections 2007

Figure II-11: FY 2009 Marin County Income Limits (HUD)

Household Size	Very Low Income		Low Income		Moderate Income		
	35%	50%	65%	80%	90%	Median	120%
1	23,700	33,900	44,050	54,200	61,000	67,750	81,300
2	27,100	38,700	50,350	61,950	69,700	77,450	92,950
3	30,500	43,550	56,650	69,700	78,400	87,100	104,550
4	33,900	48,400	62,900	77,450	87,100	96,800	116,150
5	36,600	52,250	67,950	83,650	94,100	104,550	125,450
6	39,300	56,150	73,000	89,850	101,050	112,300	134,750
7	42,000	60,000	78,000	96,050	108,050	120,050	144,050
8	44,700	63,900	83,050	102,000	115,000	127,800	153,350

Strategies and Programmatic Responses to Meet Projected Needs

In many cases, the most appropriate housing choice for extremely low income households is rental housing. Many individuals with incomes below \$33,900 will have trouble saving for a down payment or emergency repairs. For individuals, single-room occupancy units are also an affordable solution. Deed restricted rentals that target these income categories, often with supportive services, can be the best housing solution for extremely low income families or individuals.

Over 72% of the 2,512 occupied income restricted rental units throughout Marin are rented to extremely or very low-income households, and 25% are rented to low-income households. Only 3% of these units are rented to households making moderate or above-moderate incomes¹¹. In Marin County, there are five single-room occupancy (SRO) properties, which provide single bedrooms for individuals who share restrooms and kitchens. One of these properties, Bolinas Garage, is owned and operated by the Bolinas Community Land Trust, providing SRO and live/work units in West Marin. In addition, there are 549 units of supportive housing across 15 properties countywide¹², providing services to a variety of special needs populations ranging from the homeless to seniors to people with disabilities, to name a few.

Programs in this Housing Element which promote housing appropriate for extremely low income households include programs which will increase the supply of multifamily housing and promote second units, Single Room Occupancy units (SRO) and agricultural worker housing (1.a Establish Minimum Densities on Housing Element Sites, 1.b Conduct a Comprehensive Affordable Housing Sites Inventory, 1.c Evaluate Multi-family Land Use Designations, 1.d Streamline the Review of Affordable Housing, 1.e Study Ministerial Review for Affordable Housing, 1.f Require Multi-family Residential Development in Multi-family Zones, 1.g Develop Multi-family Design Guidelines, 1.h Study Residential Density Equivalents, 1.i Undertake Adjustments to Second Unit Development Standards, 1.l Review and Update Parking Standards, 1.m Zone and Provide Appropriate Standards for SRO Units, 1.n Zone and Provide Appropriate Standards for Homeless Shelters, 1.o Enable Transitional and Supportive Housing, 2.j Modify Development Code to Reflect Williamson Act, 2.k Establish an Amnesty Program for Unpermitted and Legal Non-Conforming Agricultural Worker Units, and 2.l Promote the Development of Agricultural Worker Units in Agricultural Zones).

¹¹ Marin County Affordable Housing Inventory, 2008

¹² Marin Housing Workbook, 2009

The Marin Workforce Housing Trust, a public private partnership that provides funding for housing countywide, includes a set aside for extremely low income households (30% AMI). This Housing Element contains a program which addresses the County's role to monitor and insure that these provisions are maintained (*3.1 Provide Leadership to the Marin Workforce Housing Trust*).

Sales Prices and Rents

From 2000 to 2008 the median sale price in Marin County increased from \$523,000 to \$767,000. In 2000, the median price for a single-family detached home in Marin County was \$599,000, requiring an income over \$150,000 per year to qualify for a loan. As housing costs and incomes have continued to increase, the issue of affordability has become more pronounced for Marin residents on the lower end of the income spectrum. The median price for a single-family detached home in Marin County in 2008 was \$914,000, requiring an income over \$216,000 per year to qualify for a loan. The cost of multi-family homes has also increased, but to a lesser degree. The median price of a townhome or condominium rose from \$315,000 in 2000 to \$415,000 in 2008. The required income to afford the median townhome or condominium rose from \$84,000 to over \$90,000.

According to rental data compiled by realtor Michael Burke of Frank Howard Allen, rental prices increased approximately 18% for one bedroom units and 13% for two bedroom units between 1999 and 2007. Rents were highest during 2000 and 2001 during the dot-com boom. However, with inflation as a factor, rental prices have remained steady in relative terms (defined as less than 10% change in price). Figure II-12 below shows average rents in Marin County from 1999 to 2007.

Figure: II-12: Average Rental Prices (1 and 2 Bedrooms), 1999-2007

	2007 Year Ave.	2006 Year Ave.	2005 Year Ave.	2004 Year Ave.	2003 Year Ave.	2002 Year Ave.	2001 Year Ave.	2000 Year Ave.	1999 Year Ave.
1 Bedroom	\$1,372	\$1,305	\$1,141	\$1,139	\$1,130	\$1,204	\$1,345	\$1,206	\$1,125
Cost adjusted for inflation	\$1,427	\$1,396	\$1,255	\$1,299	\$1,322	\$1,445	\$1,641	\$1,509	\$1,451
2 Bedroom	\$1,662	\$1,600	\$1,407	\$1,405	\$1,449	\$1,561	\$1,698	\$1,579	\$1,445
Cost adjusted for inflation	\$1,728	\$1,712	\$1,548	\$1,602	\$1,695	\$1,873	\$2,072	\$1,973	\$1,864

Note: The inflation adjustment calculates all rental prices to 2008 dollars.

Source: Michael Burke, Frank Howard Allen Realtors, from Craigslist and Marin Independent Journal apartment for rent ads

In 2007, the average rental price for a two-bedroom apartment in Marin County was \$1,662.¹³ In spite of the economic downturn, rental prices continued to rise in 2008 to an average of \$1,474 for a one bedroom apartment and \$1,704 for a two bedroom apartment.¹⁴ Data from the first two quarters of 2009 indicate a marginal increase from 2008. In spite of economic turmoil, the sustained increase in rental prices, paired with rental occupancy rates above 95%, demonstrate the steady demand for rental housing in Marin County. An average-priced rental accommodation may be affordable to households with lower or moderate income, but is still unaffordable to households with very low or extremely low income.

¹³ Burke Apartment Data

¹⁴ Real Facts, 2009.

Ability to Pay for Housing/Overpaying

According to the U.S. Department of Housing and Urban Development (HUD), affordable housing costs should equal 30% or less of a household's income for renters and 40% for homeowners. Because household incomes and sizes vary, the affordable price for each household also varies. For example, a double-income household with no children could afford a different type of housing than a large family with one lower-income wage earner.

Households are considered to be overpaying when they pay more than 30% of their income for housing. Approximately 41% of renters were estimated in 2000 to be overpaying, while approximately one-third of owners were overpaying for housing. Data show that for Marin County residents who earn 80% or less of the area median income (AMI), 83% of renters and 54% of homeowners pay more than 30% of household income for housing costs.¹⁵ This data illustrates that low-income households have more pronounced financial burden with regard to housing.

Given the household income trends and housing cost trends discussed previously, it is reasonable to conclude that the incidence of overpayment for very low, low, and moderate-income households may increase in the future. Overpaying households are shown in the Figures II-13 and II-14 below. It should be noted that owners are given tax breaks for mortgage interest payments while renters are not. In fact, by far the largest, and often least recognized, Federal housing subsidy is for mortgage and property tax deductions.

Figure II-13: Housing Cost as a Percentage of Household Income

Owner-Occupied Units: SF3- H97						
Income Range	Total Households	% of Total Households	0-20% of HH Income	20-29% of HH Income	Overpaying	
					30-34% of HH Income	35+% of HH Income
\$0-10,000	417	1.8%	-	2	-	316
\$10,000-19,999	602	2.6%	8	152	11	431
\$20,000-34,999	1,282	5.5%	388	168	44	682
\$35,000-49,999	1,333	5.7%	510	186	57	580
\$50,000 +	12,555	54.1%	6,301	3,117	1,038	2,099
Subtotal	16,189	69.7%	7,207	3,625	1,150	4,108
Renter-Occupied Units: SF3- H73						
\$0-10,000	692	3.0%	5	69	26	436
\$10,000-19,999	780	3.4%	89	65	65	516
\$20,000-34,999	1,091	4.7%	98	137	83	698
\$35,000-49,999	1,106	4.8%	180	284	157	450
\$50,000 +	3,332	14.4%	1,758	1,088	189	231
Subtotal	7,001	30.3%	2,130	1,643	520	2,331
TOTAL	23,190	100%	9,337	5,268	1,670	6,439

Source: U.S. Census, 2000 Population and Housing, Summary Tape File 3A- H73 and H97

The figure below translates each of the income categories into 'affordable rents'. These are the rents that households earning that level of income would pay if they were to spend 30% of their income on housing (33% for owner-occupied housing). These rough

¹⁵ CHAS, 2000; Marin County Community Development Agency

calculations demonstrate the “gap” between market prices and affordability at various income levels.

Figure II-14: Bay Area Wages and Affordable Rents†

Very Low Income – Less than 50% of Median	Hourly Wage	Annual Income	Affordable Rent + Utilities	Median Rent Gap‡
Dishwashers	\$9.68	\$20,134	\$503.36	-\$1,174.64
Retail Salespersons	\$11.79	\$24,523	\$613.08	-\$1,064.92
Child Care Workers	\$13.11	\$27,269	\$681.72	-\$996.28
Truck Drivers, Delivery	\$17.80	\$37,024	\$925.60	-\$752.40
Low Income – 50%-80% of Median	Hourly Wage	Annual Income	Affordable Rent + Utilities	Median Rent Gap
Mental Health and Substance Abuse Social Workers	\$19.81	\$41,205	\$1,030.12	-\$647.88
Construction Laborers	\$23.82	\$49,546	\$1,238.64	-\$439.36
Police, Fire and Ambulance Dispatchers	\$26.91	\$55,973	\$1,399.32	-\$278.68
Civil Engineering Technicians	\$29.63	\$61,630	\$1,540.76	-\$137.24
Moderate Income – 80%-100% of Median	Hourly Wage	Annual Income	Affordable Rent + Utilities	Median Rent Gap
Carpenters	\$30.65	\$63,752	\$1,593.80	-\$84.20
Medical and Public Health Social Workers	\$32.44	\$67,475	\$1,686.88	\$8.88
Correctional Officers and Jailers	\$35.23	\$73,278	\$1,831.96	\$153.96
Loan Officers	\$37.30	\$77,584	\$1,939.60	\$261.60

Source: 2009 California Occupational Employment Statistics - San Francisco-San Mateo-Redwood City MD

† Income categories based on two-person household with one wage earner

‡ Based on \$1,678 2009 median rent – Real Facts 2009

Market prices for single-family homes are out of reach for many people who work in Marin County. However, average market rate rental housing is affordable at the moderate-income level for a two-person household with both persons employed. It can be concluded from analysis that new rental housing at market rates can provide a portion of the County’s moderate income housing need.

Nonetheless, the impact of the housing cost burden on low-income households can be significant regardless of tenure. In particular, senior, many large-family and single-parent or female-headed households are struggling with housing costs. The costs of health care, food, and transportation compound with the difficulty of finding and maintaining tenancy or homeownership in an affordable unit. Thus, high incidences of overpaying are often characteristics of these special needs populations with low incomes.

Income restricted affordable housing is available in 11 of the 12 Marin jurisdictions. The Marin County Affordable Housing Inventory, authored by County staff in 2008, reports a total of 4,221 affordable rental and ownership units and 2,269 Section 8 vouchers.

Figure II-15: Affordable Housing Units in Marin County

Affordable Housing Units by Type	
Privately Managed Affordable Rental	2,616 units
Inclusionary Rentals	274 units
Below Market Rate Ownership	758 units
Public Housing and Marin Housing Authority Managed Rentals	573 units
Section 8 Voucher Program	2,269 units
TOTAL	6,490 units

Source: Marin County Affordable Housing Inventory, 2008

Of the 2,269 households in the Section 8 program, 115 receive vouchers through the Shelter Plus Care Program, which serves homeless, mentally ill families, and individuals, and 45 households receive vouchers through the HOPWA program (Housing Opportunities for People with AIDS). While rental vouchers are available to low income households through the Section 8 program, the wait list often contains thousands of individuals and is not open to the public on a frequent basis. Another source of affordable housing for households with cost burdens is public housing, including 350 units of family housing and 200 units for elderly disabled individuals, located primarily in the unincorporated County.

In addition to the affordable housing units in the County, resources and programs to assist households with cost burdens or other housing problems include “2-1-1”, the hotline that connects callers to the United Way in San Francisco for information on local housing opportunities and social services. In addition, a number of nonprofit organizations provide housing counseling and resources, such as the Marin Center for Independent Living, an organization that focuses on the needs of disabled individuals and their families. Adopt a Family, an organization located in San Rafael, provides financial assistance to homeless and formerly homeless families through an Emergency Assistance Program for basic needs, including security deposits, rental assistance, childcare subsidies, car repair, and help with food, transportation, and other daily needs.

Overcrowding

Overcrowded housing is defined by the U.S. Census as units with more than one inhabitant per room, excluding kitchens and bathrooms. In 2000, as shown in the Figure II-16 below, the incidence of overcrowding in Marin County was one percent for owner-occupied units, and 6.5% for rental units. However, it is likely that 2000 Census counts of overcrowding underestimated the actual occurrence, as households living in overcrowded situations were unlikely to provide accurate data on household members who might be living in the unit illegally or in violation of a rental agreement.

Figure II-16: Overcrowded Households

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percent	Households	Percent	Households	Percent
0.50 or less	14,126	78.5%	4,430	60.6%	18,556	0%
0.51 to 1.0	3,687	20.5%	2,403	32.9%	6,090	0%
1.01 to 1.500	147	0.8%	239	3.3%	386	1.5%
1.51 to 2.00	30	0.2%	190	2.6%	220	0.9%
2.01 or more	7	0.0%	45	0.6%	52	0.2%
TOTAL	17,997	100%	7,307	100%	25,304	2.6%
% Overcrowded by Tenure	184	1.0%	474	6.5%	658	2.6%

Source: 2000 U.S. Census of Population and Housing, Summary Tape File 3A- H20 Tenure by Occupants per Room.

The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded.

It should also be noted that studies show that overcrowding results in negative public health indicators, including increased transmission of tuberculosis and hepatitis. In addition, studies show increases in domestic violence, sexual assault, mental health problems, and substance abuse related to overcrowded living conditions. Overcrowded conditions are common among large-family, single-parent, and female-headed households that subsist on low incomes. In addition, overcrowded conditions can sometimes occur on ranches that employ agricultural workers, especially during peak harvest times when seasonal or migrant workers are utilized.

For those households participating in the Section 8 program, the Marin Housing Authority provides search assistance for the difficult to house and special needs populations, such as large households or households with a person with disabilities. Managers of income restricted affordable units, whether private or the Marin Housing Authority, ensure that the unit is an appropriate size given the household size. The rehabilitation and replacement of agricultural units, undertaken by the California Human Development Corporation and funded by State and County sources, seeks to improve health and safety conditions for agricultural workers. In order to qualify for the program, participating ranches must not allow overcrowding.

Foreclosure

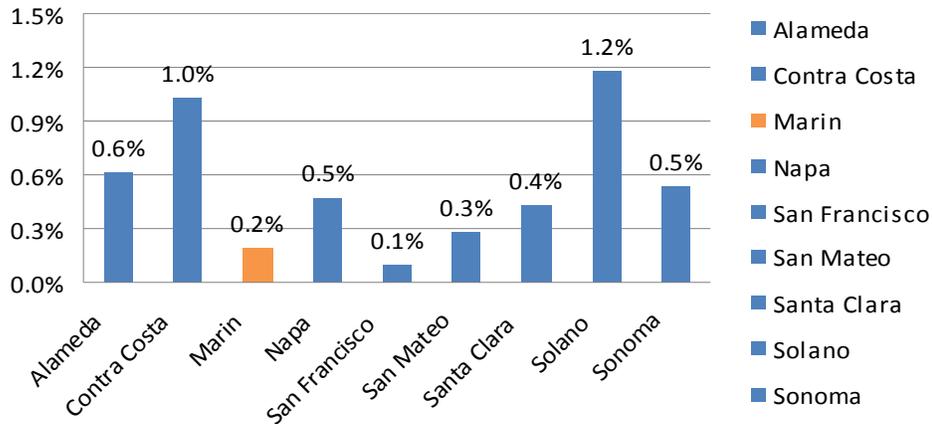
As of January 2008, California had the nation's second-highest foreclosure rate.¹⁶ The foreclosure crisis has had a relatively smaller impact on Marin than the Bay Area region or the State as a whole; nonetheless, the price of housing is still not affordable to lower income households and those that work in Marin-based industries.

On January 7, 2009, the Marin Independent Journal reported, "Marin foreclosures more than tripled in 2008". In December 2008, 1 in 148 homes in California was in foreclosure. In Marin County, 1 in 528 homes was in foreclosure. Between 2007 and 2008, foreclosure rates rose in most jurisdictions throughout the Bay Area and the State. Many rates were high; however, this was frequently due to the very low rates in 2007 when a small increase would result in a high percentage change. In contrast, the median change in the Bay Area as a whole was approximately a 50% increase.

¹⁶ RealtyTrac.com

However, the crisis has impacted public perception. The idea that the need for new construction is obsolete because affordable homes are available due to the foreclosure crisis is widespread and may increase community opposition to new construction of affordable homes. Because Marin has one of the lowest foreclosure rates in the State, Marin is not eligible for funds such as the Neighborhood Stabilization Program (NSP) through HUD.

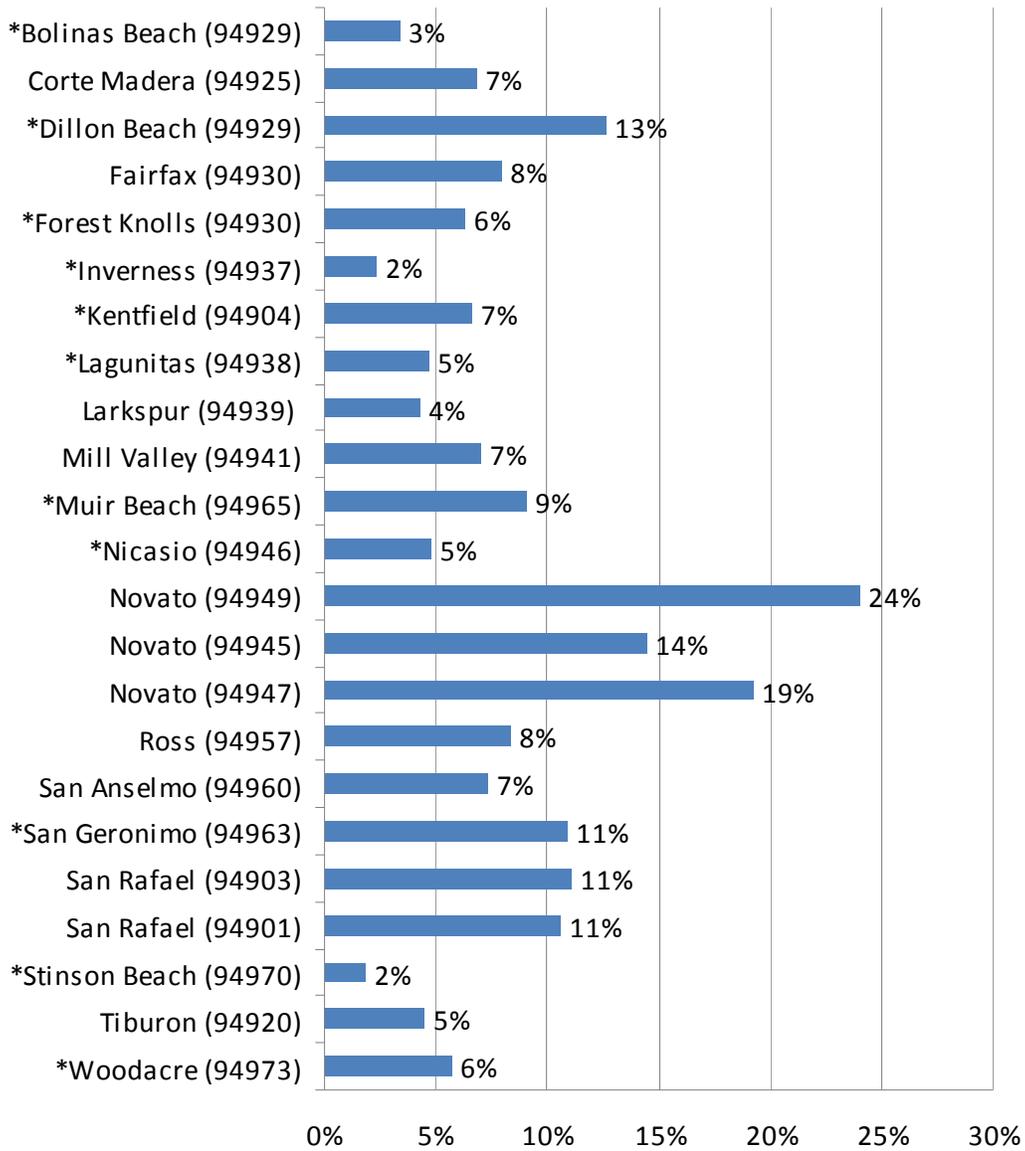
Figure II-17: Bay Area County Foreclosure Rates – December 2008



Source: Marin Housing Workbook, 2009

Another useful indicator of foreclosure trends is the proportion of housing stock at risk of foreclosure; a home is termed at risk (or “under water”) when it is worth less than the amount the owner still owes on the original mortgage. Owners who owe more than their homes are worth have a higher frequency of foreclosure. In the fourth quarter of 2008, the Bay Area median percentage of at risk homes was approximately 12 percent; rates varied considerably among ZIP code areas in Marin, from a low of 2% in the unincorporated communities of Inverness and Stinson Beach to a high of 24% in the City of Novato.

Figure II-18: Percentage of Houses “Under Water” in Marin County



Source: Marin Housing Workbook, 2009, derived from sfgate.com and Dataquick Information Systems

* Unincorporated County

Note: Data is not available for some zip codes.

Special Needs Housing

Overview

In addition to overall housing needs, the County plans for housing for special needs groups. To meet the community's special housing needs, including the needs of seniors, people living with disabilities, people with HIV/AIDS and other illnesses, people in need of mental health care, single-parent families, singles with no children, large households, agricultural workers, the homeless, and the local workforce, Marin County must look to new ways of increasing the supply, diversity, and affordability of specialized housing stock.

There is a continuum of housing types that address special needs, including independent living (owning or renting), supportive housing, assisted living, group home and skilled nursing facilities, transitional housing, residential treatment (licensed facilities), detoxification programs, Safe Haven, and emergency shelter. One of the best housing options for special needs housing is supportive housing where services are offered to tenants, often on-site, to help achieve housing security. However, there is an inadequate supply of supportive housing units and affordable units in general to meet the needs of the community.

Seniors

The need for senior housing can be determined by the age distribution, housing characteristics and demographic projections. On a countywide level, these determinants indicate that Marin has one of the oldest populations in the State, almost two-thirds of County seniors are homeowners, and the majority of the existing housing stock is homes over two bedrooms.¹⁷ However, those figures alone do not account for the types of accommodations necessary to provide for the elderly population. Given that senior income drops precipitously as seniors age and Marin is one of the most expensive places for seniors to live, particular needs include smaller and more efficient housing, barrier-free and accessible housing, and a wide variety of housing with health care and/or personal services provided.¹⁸ In addition, a continuum of care is needed as elderly households develop health care needs. As the data below indicates, seniors are more likely to be lower income than the population in general and face distinct difficulties in finding appropriate and affordable housing for their needs.

According to the American Community Survey in 2007, there were 99,627 households in Marin County, of which 27,642 or 28% were persons aged 65 or older. Of these households, 4.7%, or 1,299, had incomes below the poverty line. Recent data is not available for the unincorporated area, but according to 2000 Census data, there were 5,610 households in the unincorporated area of Marin County headed by a person age 65 or older. Of those, 85% owned their home and 15% were renters.

Housing types to meet the needs of seniors include smaller attached or detached housing for independent living (both market rate and below market rate), second units for inter-generational living, age-restricted subsidized rental developments, shared housing, congregate care facilities, licensed facilities, Alzheimer's and other specialty facilities, and skilled nursing homes. There is also a need for senior housing where an in-home caregiver can reside.

¹⁷ Claritas Senior Life Report, 2008

¹⁸ Elder Economic Security Standard by County 2007, Center for Community and Economic Development

In addition, the nexus between living arrangements for seniors and senior-oriented services must reinforce the ability for seniors to achieve a high quality of life with access to local amenities, choices in housing, health care, and activities, and full integration into the community. A well-balanced community is one in which these elements are implicit and guaranteed for all members of the community, with particular recognition of the needs of specific demographic groups such as seniors. As such, the Older Americans Act provides funding for services that:

- Enable older individuals to secure and maintain independence and dignity in their homes;
- Remove barriers to personal and economic independence;
- Provide a continuum of care for vulnerable older persons;
- Secure the opportunity for older individuals to receive managed in-home care and community-based long-term care services.

The County’s Division of Aging and Adult Services supports a variety of services that are provided to a network of local non-profit organizations and governmental agencies throughout Marin County. Figure II-19 below provides a summary of senior services available throughout Marin County.

Figure II-19: Countywide Services Offered for Seniors

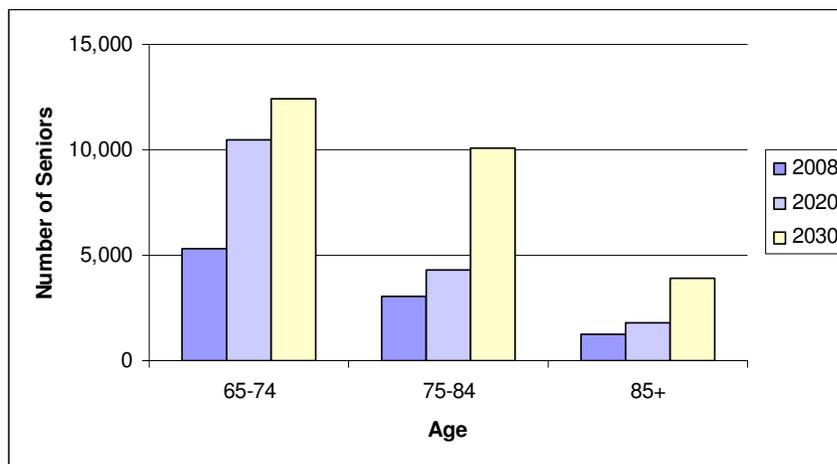
Service	Description
Adult Day Healthcare	Day care services for older adults with health care needs.
Alzheimer’s Day Care Resource Center	Day care services for persons with Alzheimer’s and other dementias.
Case Management	Coordination and monitoring of services for older persons and persons with disabilities to maintain independence.
Employment Services (Senior Community Services Employment Program for Older Adults)	Subsidized community services-based employment and opportunities for placement in regular employment after training.
Family Caregiver Support	Emotional support, education, training, and respite care for family caregivers and grandparents.
Health Insurance Counseling	Information and counseling on Medicare, Medi-Cal, managed care, and long-term care.
In-Home Services/Respite Registry	Home care worker referrals to assist older persons to remain in their own homes.
Information and Assistance	Links older adults and their family members to appropriate services through information and referrals.
Legal Services	Provides seniors with legal services and education on older persons’ rights, entitlements, and benefits.
Long Term Care Ombudsman	Ensuring the rights and protection of older persons at risk for abuse, neglect, or exploitation while living in long-term care facilities.
Medication Management	Programs to educate older adults on how to better manage complicated medication regimens.
Multicultural Services	Outreach programs to the Asian, Latino, and African-American communities in San Rafael and Marin City.
Nutrition Services	Nutrition services, such as home delivered and congregate meals and Brown Bag supplemental grocery services.
Preventive Health Care	Educational forums on how to take preventive measures before health conditions occur.
Project Independence	Volunteer advocates providing support to adults at discharge from local hospitals.
Senior Center Activities Services	Educational, creative, and fun activities, including trips that enhance

Service	Description
	both health and well-being.
Transportation Services	Transportation to assist older persons in obtaining services.
Volunteer Programs	Tax-free stipend volunteer opportunities for older adults to spend time with children and other older persons in need.

Source: County Division on Aging, <http://www.co.marin.ca.us/depts/HH/main/ag/Programs.cfm>

Many seniors are over-housed, which means living in a home far larger than they need. This phenomenon will become more pronounced in the coming years, as the senior population in the unincorporated County is projected to experience an increase of 172% between 2008 and 2020. Some may be willing to vacate their home for a smaller unit, thus increasing housing options for families if appropriate housing is made available.

Figure II-20: Senior Population Projections



Source: Marin Housing Workbook, 2009

The increasing number of seniors and longevity in the population in Marin County will create additional need for affordable housing and specialized housing for older residents. This has the following implications:

1. Marin has a limited supply of vacant residential land. Senior projects would compete with non-age-restricted housing for this land, as additional housing for area workers and families is also an important need.
2. Many seniors can become “trapped” in large houses due to upkeep expenditures. Seniors on fixed incomes have limited resources for home improvements to maintain or rehabilitate older housing.
3. Moving to smaller units could increase home payments and cause increased financial burden. Senior homeowners can be house rich and cash poor, meaning they may have a lot of value in their homes but it is inaccessible.¹⁹

Low- and very low-income seniors often cannot afford the cost of licensed facilities in Marin. According to the Marin County Division of Aging, the average basic rent is

¹⁹ Strategic Plan Data Focus Report 2004-2014, Division of Aging, Marin Health and Human Services

currently between \$3,500 to \$4,000 per month for a single bed (room, bathroom, and three meals a day). Personal care is an additional cost above the basic housing charge.

Through a 2003 ordinance, the development of licensed senior facilities, such as assisted living facilities, is subject to the jobs/housing linkage fee, whereby funds are contributed to the County's Affordable Housing Trust based on the number of low- and moderate-income jobs anticipated for the new development.

Strategies and Programmatic Responses to Meet Projected Needs

The County currently encourages senior housing through a variety of provisions in the Development Code, including reduced parking standards, allowances for increased densities, and flexibility around kitchen designs. This Housing Element contains a number of programs related to increasing multifamily and special needs housing that can also result in increased opportunities for senior housing, such as *1.d Streamline the Review of Affordable Housing*, *1.e Study Ministerial Review for Affordable Housing*, *1.f Require Multi-family Residential Development in Multi-family Zones*, and *2.a Encourage Housing for Special Needs Households*. Other programs that can facilitate housing types appropriate for seniors include second units, accessibility and universal design, funding rehabilitation for renters and low income homeowners, and preservation of existing affordable housing and rental housing stock (*1.i Undertake Adjustments to Second Unit Development Standards*, *2.g Ensure Reasonable Accommodations*, *2.i Contribute Funding for Rental Assistance Programs*, and *3.p Utilize Federal Grants Division Funding*).

People Living with Physical and Mental Disabilities

People living with disabilities represent a wide range of housing needs, depending on the type and severity of their disability. Special consideration should be given to the issue of income and affordability, as many people with disabilities are living on fixed incomes. Some of the considerations and accommodations that are important in serving individuals and families with disabilities are: (1) the design of barrier-free housing; (2) accessibility modifications; (3) proximity to services and transit; (4) on-site services; and, (5) mixed income diversity and group living opportunities.

Some people with disabilities can live most successfully in housing that provides a semi-independent living state, such as clustered group housing or other group-living quarters; others are capable of living independently if affordable units are available. Different types of housing that can serve these populations include: (1) single-room occupancy units (SROs), (2) single-family and group homes specifically dedicated to each population and their required supportive services, (3) set-asides in larger, more traditional affordable housing developments and (4) transitional housing or crisis shelters. Sources of financing could include Section 202, Section 811, Multi-Family Housing/Supportive Housing, Mental Health Services Act, Transitional Age Youth and Section 8 project-based vouchers, which can be leveraged with local funds.

As the population ages, the need for handicapped accessible housing will increase. Consideration can be given to handicapped dwelling conversion (or adaptability) and appropriate site design. Incorporating barrier-free design in all new multifamily housing is especially important to provide the widest range of choice and is often required by State and Federal fair housing laws. Barriers to applying for building and planning approvals for reasonable accommodation modifications to units could be removed by providing over-the-counter approvals and streamlining the application process.

Figure II-21: Persons with Disabilities by Disability Type

	Number	Percent
Total Disabilities	13,864	100%
Total Disabilities for Ages 5-64	9,171	66.1%
Sensory disability	564	4.1%
Physical disability	1,452	10.4%
Mental disability	1,378	9.9%
Self-care disability	589	4.2%
Go-outside-home disability	1,592	11.5%
Employment disability	3,596	25.9%
Total Disabilities for Ages 65 and Over	4,693	33.9%
Sensory disability	803	5.8%
Physical disability	1,632	11.8%
Mental disability	567	4.1%
Self-care disability	551	4.0%
Go-outside-home disability	1,140	8.2%

Source: 2000 Census SF 3: P41

Agencies such as the Marin Center for Independent Living, the Regional Center, and Marin County Community Mental Health serve people living with disabilities. Below is a sampling of data provided by these organizations, which provide direct services to disabled families and individuals. Based on this information, the most appropriate housing for these households may be single-room occupancies (SROs) with supportive services.

- The Marin Center for Independent Living, for example, served 973 people in 2008 throughout Marin County; of these, over 20% were facing a lack of affordable accessible housing. Most of their clients live under the poverty level, and their average client earns about \$8,700 annually.
- Marin County's Mental Health Services served 3,885 unduplicated clients in 2008, and provided housing and shelter to 445, or 11% of their total caseload. Anecdotally, caseworkers say that the demand far exceeds the limited available supply of housing and services; affordable housing is a major issue for their clients.
- According to the Developmental Disabilities Board Area 5, which serves Marin, there are 1,165 individuals with developmental disabilities. The Area 5 Board projects that 380 individuals are in need of housing, of which 38, or 10%, are dual diagnosed with a mental health issue, and an additional 57, or 15%, require ADA housing.

Figure II-22: Persons with Disability by Employment Status

	Number	Percent
Age 5-15, Persons with a Disability	375	0.6%
Age 16-64, Employed Persons with a Disability	3,590	6.1%
Age 16-64, Not Employed Persons with a Disability	1,769	3.0%
Persons Age 65 Plus with a Disability	2,461	4.2%
Total Persons with a Disability, Age 5 Plus	8,195	13.9%

Source: Census Bureau (2000 Census SF 3: P42)

Strategies and Programmatic Responses to Meet Projected Needs

Appropriate housing for persons with mental or physical disabilities includes very low cost units in large group home settings (near retail services and public transit), supervised apartment settings with support services, outpatient/day treatment programs, inpatient/day treatment programs, crisis shelters, transitional housing, and independent living units.

Residential care facilities that serve a variety of disabled clientele groups are a permitted use in all zoning districts where dwellings are allowed and have traditionally been found intermixed within the County’s residential neighborhoods. Consistent with State law, group homes with six or fewer residents per facility are allowed by right in all residential zoning districts. Group homes with seven or more persons are also permitted, subject to a conditional use permit, in all residential districts and in several commercial districts. Non-profit developers report that there is a need for jurisdictions to fast track the permitting process for these projects.

Programs in this Housing Element seek to encourage and facilitate special needs housing, enable group homes, ensure reasonable accommodation, and provide funding for rental assistance for disabled households (*2.a Encourage Housing for Special Needs Households, 2.b Enable Group Residential Care Facilities, and 2.i Contribute Funding for Rental Assistance Programs*).

Large Families

Large-family households are defined by the U.S. Census Bureau as households containing five or more persons. Due to the limited supply of adequately sized rental units and affordable homeownership opportunities to accommodate large-family households, large families face an above-average level of difficulty in locating housing that is adequately sized and affordably priced. In Marin County, there are adequate market rate homeownership opportunities, but these homes are out of reach economically for moderate- and low-income families. The stock of three bedroom or larger rental housing is very limited. Even when larger units are available, the cost is generally higher than low income families can afford.

The 2000 Census data shows that 7% of greater Marin’s households meet the definition of a large family (five people or more), and that over half (60%) of large-family households in the County live in owner-occupied units. In the unincorporated area of the County, there are 1,642 large-family households, which comprise 7% of all households. Of these households 81% are owner-occupied households and 19% are renters.

Figure II-23: Number of Large-Family Households (households with 5 or more persons)

	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
Unincorporated	1,334	81%	308	19%	1,642	100%
Total County	3,913	60%	2,591	40%	6,504	100%

Source: 2000 CHAS

As Figure II-24 below illustrates, the shortage of large units is primarily in the rental category, where only 5.9% of the housing stock has three bedrooms, 1.2% of units have 4 bedrooms, and only 0.3% has 5 or more bedrooms.

Figure II-24: Existing Housing Stock Number of Bedrooms By Tenure

Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR	99	0.4%	771	3.0%	870	3.4%
1 BR	686	2.7%	2,207	8.7%	2,893	11.4%
2 BR	2,846	11.2%	2,454	9.7%	5,300	20.9%
3 BR	8,070	31.9%	1,483	5.9%	9,553	37.8%
4 BR	5,027	19.9%	311	1.2%	5,338	21.1%
5+ BR	1,269	5.0%	81	0.3%	1,350	5.3%
TOTAL	17,997	71.1%	7,307	28.9%	25,304	100%

Source: 2000 Census, SF 3: H42

Female-Headed and Single-Parent Households

Female-headed households fall into one of three primary groups in Marin – single professional woman, single parents, and seniors. The last two groups in particular may have a need for affordable housing. The housing needs of senior citizens are discussed above in the Seniors section. The needs of female-headed households with children are particularly acute. In addition to difficulties faced by these households in finding and maintaining affordable housing, these households also typically have additional special needs relating to access to childcare, health care, and other supportive services.

Single-parent households, like many large households, may have difficulty finding appropriately sized housing and, even more importantly, housing that is affordable. Despite fair housing laws, discrimination against children may make it more difficult for this group to find adequate housing. Women in the housing market, including but not limited to the elderly, low and moderate-income earners, and single parents, face significant difficulties finding housing. Both ownership and rental units are extremely expensive relative to the incomes of many people in this population category. As shown in the chart below, there are a total of 25,398 households in the unincorporated area of the County, of which 2,104, or 8.3%, are female-headed households. Moreover, 1,262, or 5% of the total, are female-headed households with children under the age of 18, while 842, or 3.3%, are female-headed households without children. The percentage that is female-headed households living in poverty is 2%, which is actually significantly lower than the 4% of households overall in the County that are living in poverty.

Figure II-25: Female-Headed Households

Household Type	Number	Percent
Total Households	25,398	100%
Total Female-Headed Householders	2,104	8.3%
Female-Headed with Children under 18	1,262	5.0%
Female-Headed without Children under 18	842	3.3%
Total Families	16,525	100%
Total Families Under the Poverty Level	653	4.0%
Female-Headed Households Under the Poverty Level	325	2.0%

Source: Census Bureau (2000 Census SF 3: P10 and P90)

In addition to the female-headed households with children, there are 454 male single-parent households in the unincorporated County that are likely to have housing issues that are similar to those of their female single-parent counterparts. Housing costs are usually the greatest expense for single heads of household.

Strategies and Programmatic Responses to Meet Projected Needs of Large Families and Female-Headed Households

As with other special needs groups, large families and single parent households would benefit from multifamily housing developments that include childcare facilities. The economies of scale available in this type of housing would be advantageous to these special needs groups, as well as to all other low-income households. Large families should also have adequate services and recreational areas for children and adults near their residences. Housing for large families should also be located near public transit. The preponderance of development in the unincorporated County is large homes, most frequently of three or more bedrooms. To specifically address the needs for larger units, the County will continue to apply the inclusionary requirement that inclusionary units developed be of equal number of bedrooms as the other units in the development. In addition, the County prioritizes units for larger families through the Marin Workforce Housing Trust Fund.

In addition to the specific sites named for multi-family housing, strategies in this element to increase multi-family housing opportunities include the promotion and streamlining of multi-family developments (*1.a Establish Minimum Densities on Housing Element Sites, 1.b Conduct a Comprehensive Affordable Housing Sites Inventory, 1.c Evaluate Multi-family Land Use Designations, 1.d Streamline the Review of Affordable Housing, 1.e Study Ministerial Review for Affordable Housing, 1.f Require Multi-family Residential Development in Multi-family Zones, 1.g Develop Multi-family Design Guidelines, 1.i Review and Update Parking Standards, and 1.p Codify Affordable Housing Incentives Identified in the Community Development Element*).

Agricultural Workers

Marin’s agricultural history remains a strong value and source of pride, particularly in the Coastal and Inland Rural Corridors of the County. According to the University of California Cooperative Extension, Marin County farms and ranches encompass approximately 167,000 acres, or about 50% of the County’s total land area. Rural West Marin has an economic base of cattle ranches, dairies, organic vegetable farms, poultry, mariculture, and tourism. Farms in Marin are 86% family owned, and are not large by California standards, with an average size of 593 acres. The total population of West

Marin, consisting of the Inland Rural and Coastal Corridors, is estimated to be around 12,000 people. Agricultural workers are impacted by a high cost of living, especially housing costs that are impacted by vacation rentals and high-end tourism. In order to promote a vibrant and economically sound agriculture base as part of Marin County's future, quality affordable housing for agricultural workers is needed.

Almost all agriculturally zoned land in Marin County is located in the unincorporated County, and it can be assumed that most data available on the agricultural worker population in the County is representative of the unincorporated County. A USDA Census in 2002 identified 491 agricultural workers in the County. The 2007 County profile published by the California Employment Development Department (EDD) estimated 600 agricultural workers, and in 2007, the U.S. Department of Labor Employment and Training Administration estimated between 800 and 1,000 agricultural workers in the County. Agricultural workers are historically undercounted, and it is commonly believed that the number of agricultural workers is higher than any of these estimates. In 2006, the California Economic Development Department reported that agricultural jobs accounted for only 0.6% of the workforce in Marin County.

Distinct from other agricultural regions of the State, much of the County's agricultural production primarily requires a year-round, permanent workforce. As a result, the County does not experience a significant influx of seasonal workers during peak harvest times. Agricultural worker housing needs are dictated by the presence of parallel factors.

1. A large number of agricultural worker housing units, both for permanent and seasonal workers, are provided on-site by the employer-ranchers.
2. As a largely permanent workforce, agricultural workers live in multi-person households, often with spouses and children.²⁰ Agricultural workers' spouses are often employed in non-agricultural jobs, such as visitor-serving businesses in West Marin.

These factors indicate that the housing needs of agricultural workers are best met through the provision of permanent single- and multi-family affordable housing. Given the existing housing on ranches, two important issues arise:

1. Ensuring that the workforce and their families are being housed in safe and healthy conditions is a major priority.
2. Allowing agricultural worker households to determine the type and location of housing that is most suitable through enhancing housing choices and options.

Determining the unmet housing need for permanent workers is difficult, and the limited housing options available to agricultural worker households may contribute to the lack of knowledge about the housing needs of this population. Instead, agricultural worker households may choose to live on the ranch that provides their employment or in other affordable accommodations, which may vary considerably in condition and crowding.

²⁰ Evaluation of the Need for Ranch Worker Housing in Marin County, California, California Human Development Corporation, July 2008

Unmet housing need for seasonal agricultural workers is not known, and is especially difficult to estimate given the presumption that temporary housing is provided by the employer-rancher. However, limited space and septic capacity and high building costs often make it difficult to house migrant workers, presenting disincentives for employer-ranchers to provide more than basic shelter with minimal amenities. Common challenges faced by agricultural worker households include:

- **Limited Income:** With an average salary of \$2,400 per month, most agricultural workers fall within extremely low-income groups. In a 2008 Market Study conducted by the California Human Development Corporation for the Marin Community Development Agency, ranchers wishing to participate in a proposed housing replacement program indicated that average wages were close to \$9 per hour. These ranch owners reported full-time wages at an average of \$2,000 to \$2,400 per month, and that frequently no benefits, such as health insurance, were offered.
- **Overpaying/Lack of Affordability:** The Department of Housing and Urban Development (HUD) considers payment of more than 30% of a household's income for direct housing expenses as overpayment or an undue hardship. Using 2007 wages, a Marin County household would have to earn a minimum of \$19.90 an hour in fulltime employment to rent a studio apartment and not exceed the 30% affordability standard. Likewise, a 2007 renter would need to make \$24.46, \$30.62, or \$40.87 per hour, respectively, to afford a 1-, 2- or 3-bedroom rental unit. Opportunities for affordable rental housing or opportunities for homeownership are considerably constrained for the agricultural worker population.
- **Overcrowding:** Due to low incomes, agricultural workers have limited housing choices and are often forced to double up to afford rents. Overcrowding in temporary housing for seasonal workers would be particularly prevalent, and many such units are not monitored for code enforcement on past development and building approvals unless complaints are lodged. As a whole, the rate of overcrowding in the unincorporated County totals 2.6%, with a higher prevalence of overcrowding in renter households, in the amount of 6.5%.
- **Substandard Housing Conditions:** Many agricultural workers occupy substandard housing, such as informal shacks, illegal garages, barns or storage units, trailers, and other structures generally unsuitable for occupancy.²¹ The County's Code Enforcement staff investigates complaints against property-owners for code violations, but does not actively monitor agricultural worker housing units for code compliance. Few HUD Section 8 vouchers are utilized in West Marin due to the scarcity of affordable units and the inability of these units to pass the required HUD Housing Quality Standards inspection.

Strategies and Programmatic Responses to Meet Projected Needs

The County's efforts and partnerships with organizations in West Marin serve to encourage and facilitate the development of housing affordable to agricultural workers.

²¹ California Institute for Rural Housing, 1997.

- In 2008, Marin County allocated \$200,000 in local housing trust funds to rebuild 10 to 15 agricultural worker units located on two to three ranches. These funds are intended to augment funding provided by a State grant through the Joe Serna Program. The rehabilitation work will be undertaken by the California Human Development Corporation.
- The Community Land Trust Association of West Marin (known as CLAM) was established as a nonprofit, community-based organization in 2001 to expand the stock of affordable housing in the Tomales Bay area and beyond. The County has sought CLAM's input during outreach for the Housing Element, and provides technical support to the organization and other parties working in the area that provide or support workforce and affordable housing.
- Marin County partnered with UC Cooperative Extension to create and develop the position of agricultural ombudsman to provide training in areas such as farm worker housing regulations, water supply, water quality and stream protection, and the use of agricultural easements. As of 2006, eighteen staff from the County's Community Development Agency and the Department of Public Works participated in training and education on County planning and policy development regarding agriculture. Additionally, twenty-one agricultural producers received the ombudsman's assistance with business development and guidance through the County permitting process.

Additional actions to increase and improve the stock of agricultural worker housing units are part of this Housing Element (*2.j Modify Development Code to Reflect Williamson Act, 2.k Establish Amnesty Program for Unpermitted and Legal Non-Conforming Agricultural Worker Units, and 2.l Promote the Development of Agricultural Worker Units In Agricultural Zones*).

Individuals and Families Who Are Homeless

Homeless individuals and families have immediate housing needs. There are also many residents who lack stable housing but are not considered homeless. They live doubled up in overcrowded dwellings, often sleeping in shifts or renting closet space or "couch surfing" with family or friends. Although not living on the street, this population often has no means of stable accommodation and may experience periods of being unsheltered. According to the Marin County 2009 Point In Time Count of Homeless Persons, there are 1,770 persons in the County who meet the Marin County Health and Human Services definition of homeless.²² 1,077 individuals meet the HUD definition of unsheltered and in immediate need of housing.²³ A total of 4,798 individuals meet the broader definitions of homeless used for the McKinney Vento Education of Homeless Children and Youth programs as well as the Substance Abuse and Mental Health

²² For the purposes of the 2009 Homeless Count, Marin County Health and Human Services included all individuals who meet the definition of unsheltered or sheltered as homeless. Unsheltered is defined as any person that resides in a place not mean for human habitation, such as a car, park, sidewalk, open space or on the street. As part of the "unsheltered" population were individuals living on a boat or in a home lacking electricity or plumbing, in jail or an institution who would not a have a permanent address after release, who stayed temporarily with family or friends the night before the county and identified themselves as homeless on the day of the count. Sheltered refers to individuals residing in an emergency shelter or transitional housing program for homeless persons who originally came from the streets or emergency shelter.

²³ HUD McKinney Vento supportive housing programs define homelessness as individuals who are living on the streets, in shelters, or in public spaces.

Services Administration (SAMHSA), a part of the U.S. Department of Health and Human Services.²⁴ Approximately 0.5% of Marin’s population is homeless, similar to the proportion of homeless people in California as a whole. Statewide, the homeless population is estimated at approximately 159,732, or 0.4% of the State’s total population.²⁵

The County used information from the SB2 Policy and Technical Paper for Marin County Jurisdictions and the 2008 Marin County Continuum of Care funding application submitted to the U.S. Department of Housing and Urban Development to estimate the unmet need for shelter beds and to document the existing resources for homeless families and individuals. Figure II-26 below provides a summary of the emergency shelter beds and transitional and supportive housing units for homeless people that are located throughout the 12 jurisdictions of Marin County. The Fireside Affordable Apartments, which provide 30 units of supportive housing, are located within unincorporated Marin County. Additional transitional or supportive units provided at scattered sites and located within the unincorporated County are unknown at this time.

Figure II-26: Existing Shelter Beds and Transitional and Supportive Housing Units†

Emergency Shelter Beds	Transitional Housing Units	Supportive Housing Units
179	416	476

† All Marin County Jurisdictions

Marin County is committed to expanding the resources for homeless individuals in our community, particularly the supply of permanent supportive housing. The Countywide Plan and this Housing Element identify the need for housing for homeless and at risk populations as a high priority. The County, primarily through Health and Human Services, provides \$13,639,639 in funds targeted to homeless populations. Recently the Department of Health and Human Services (H&HS) has taken a more active role in homeless services. H&HS coordinated the One Day Count of homeless people and the Continuum of Care application which brought almost two million dollars into the County for housing and services for homeless people. H&HS has also hired a full time staff person who will act as the Countywide Homeless Services Coordinator. Homeless people in Marin County have access to a wide range of supportive services throughout the community designed to help them gain greater stability and self-sufficiency and to meet their health and behavioral health needs. These services include prevention, outreach and supportive services. Appendix D: Inventory of Homeless Housing Resources provides a complete listing of the emergency shelter beds and transitional and supportive housing units available for homeless people throughout Marin County.

²⁴ In addition to the general McKinney Vento definition provided above, the McKinney Vento Education of Homeless Children and Youth programs includes non-permanent or inadequate living situations, such as shared housing, as well as individuals and families that are at risk of homelessness or experiencing housing instability. The SAMHSA defines homelessness as an individual who lacks a primary night-time residence including those in shelters as well as those living “doubled-up” – defined as sharing another person’s dwelling on a temporary basis where continued tenancy is contingent upon the hospitality of the primary leaseholder or owner and can be rescinded at any time without notice.

²⁵ National Alliance to End Homelessness, 2007

Number and Characteristics of Homeless People

Using methodology derived in the SB2 Policy and Technical Paper for Marin County Jurisdictions, Marin County estimates that there is an average of 96 unsheltered homeless people in the unincorporated county at any given point in time. Based on countywide percentages, 60% of the homeless population is male and 33% are female, 1% was transgender and the remaining 6% declined to state, the percent who are single male and single female was not available. Countywide, 70% of the homeless people surveyed are single and 20% are families with children under 18, the remaining 10% declined to state or had another living arrangement. These estimates were drawn from the 2009 Marin Homeless Point in Time Count, which was conducted on January 29, 2009 and surveyed homeless and precariously housed individuals.

The 2009 methodology did not include a breakdown of the homeless population by jurisdiction, so estimates are based on the unincorporated County's share of the total Marin population. Since 27% of the total population of the county lives in the unincorporated areas of Marin, 27% of the 351 unsheltered homeless population or 96 individuals are estimated to reside in the unincorporated area.

Figure II-27 provides a breakdown of the percentage of subpopulations of homeless people in Marin County, including identification of specific service needs.

Figure II-27: Homeless Persons by Subpopulations and Service Needs

Subpopulation/Special Needs	Percentage
Chronically Homeless	32%
Mentally Ill	32%
Chronic Substance Abuse	1%
Veterans	41%
HIV/AIDS	0%
Domestic Violence	39%
Unaccompanied Youth (under age 18)	12%
Senior (65 or older)	0%
Physical Disability	53%
Emotional Disability	0%

Source: SB2 Policy and Technical Paper for Marin County Jurisdictions, included in the Marin Housing Workbook, 2009.

This data demonstrates that homeless people in Marin County are likely to have at least one disability, with over 32% reporting a mental illness and/or a substance abuse issue and 53% reporting a physical disability. The survey found that 32% were chronically homeless, meaning they had a disability and had been homeless continuously for 12 months or had experienced four episodes of homelessness over a three year period. This data is consistent with national studies that have found high levels of disability among homeless people and suggests that both health and behavioral health services are needed to assist this population. Consistent with what has been found nationally, Marin's homeless population also includes a significant number of veterans (41%) and people with domestic violence issues (39%).

Assessment of Unmet Year Round Need for Emergency Shelter

Marin County estimates that a total of 96 year-round emergency shelter beds are needed to meet the needs of the 96 unsheltered homeless people in our community.

Assessment of Seasonal Need for Emergency Shelter

There is no data presently available documenting the increased level of demand for shelter in Marin County during particular times of the year. Due to the relatively mild climate, the only time of year when increased demand appears to be a factor is during the winter months (December to February). The biannual homeless count always takes place in the last week of January, a period when demand for shelter typically is at its highest. Since the year-round need described above is based on that biannual count, the seasonal need for emergency shelter is not likely to be greater than the year-round need.

Assessment of Unmet Need for Supportive Housing

Marin County's most recent application to HUD for Continuum of Care funding estimates that the county has an unmet need for 15 transitional housing units and 551 supportive housing units across jurisdictions. There is no breakdown of this unmet need estimate by jurisdiction. However, Marin County has estimated the needed units based on the percentage of the total number of unsheltered homeless people living in the community. Given the estimate that 27% of the total unsheltered homeless people in the county are residing in unincorporated areas of Marin, the estimated unmet need for transitional housing units is 4 and supportive housing units is 148.

Strategies and Programmatic Responses to Meet Projected Needs

Specific recommendations and SB2 compliance are discussed in the SB2 section under Section IV: Site Inventory Analysis. Additional actions to meet housing and service needs of homeless or near homeless households have been included in this Housing Element (*2.a Encourage Housing for Special Needs Households, 2.d Foster Linkages to Health and Human Services Programs, 2.e Support Efforts to House the Homeless and 2.f Engage in a Countywide Effort to Address Homeless Needs*).

Units at Risk of Conversion

As of January 1, 2008, there are 4,221 deed restricted affordable housing units in Marin County.²⁶ Government Code Section 65583 requires each city and county to conduct an analysis and identify programs for preserving assisted housing developments. The analysis is required to identify any low-income units that are at risk of losing deed-restricted subsidies in the next 10 years. According to the California Housing Partnership Corporation, there are no units deemed at risk of conversion in the unincorporated area of Marin County. Only one development within the entire County was identified as at risk of conversion; it is in the Town of Tiburon..

Marin County has 91 Below Market Rate (BMR) home ownership units that are preserved by deed-restriction. The Marin Housing Authority processes all resales and monitors the affordability range for all Marin County BMR units.

The following sources were consulted as part of the research of at-risk units:

- CA Dept of Housing and Community Development
- California Housing Finance Agency
- USDA
- CA Tax Credit Allocation Committee (TCAC)
- California Debt Limit Allocation Committee

²⁶ Marin County Affordable Housing Inventory, 2008

Strategies and Programmatic Responses to Meet Projected Needs

Program actions to preserve at-risk units include working with the property owners and/or other parties to ensure that units are preserved as part of the County's affordable housing stock. A key component of the actions will be to identify additional funding sources and timelines for action, as described in the Programs section (*2.w Monitor Rental Housing Stock and 3.g Preserve Existing Housing Stock*).

Constraints and Opportunities for Housing Development

Nongovernmental Constraints

Land and Construction Costs

Land costs and other market constraints can significantly impact housing development and affordability. Two major factors contribute to high land costs: high demand and limited supply of developable land.¹

According to the Association of Bay Area Governments, wood frame construction at 20 to 30 units per acre is generally the most cost efficient method of residential development. However, local circumstances affecting land costs and market demand will impact the economic feasibility of construction types.

Construction costs are higher in the Bay Area than many other regions in the State. Another factor affecting costs is the use of prevailing wage labor. Construction costs for a typical apartment complex in the region (45 units per acre, structured parking, 800 square foot units), are around \$200,000 a unit for prevailing wage labor and \$175,000 a unit for non-prevailing wage labor. Projects receiving public subsidies, such as affordable housing developments, often must pay prevailing wages to comply with funding criteria.

Single-Family Homes

According to research completed for the 2009 Countywide Housing Element Workbook, the typical land value for a single-family lot ranges from \$300,000 to \$900,000 in a jurisdiction such as Novato, to \$1 million to \$5 million in a jurisdiction such as Tiburon. In the unincorporated area of Marin County, costs vary based on factors such as the desirability of the location and the permitted density. Developable lots for single-family dwellings are scarce, and lots that can accommodate multi-family development are even scarcer. Total development costs for a single-family home, including land and construction costs, are estimated to be about \$460 per square foot, according to a study commissioned in 2008 by the Marin County Community Development Agency. Using these figures, a 2,000 square foot dwelling can cost up to \$920,000.

Multi-family Developments

In Marin County as a whole, land costs average around 15% to 20% of construction costs for multi-family developments. Generally, land zoned for multi-family and mixed-use developments costs more than land zoned single-family residential. Recent sales show land zoned for multi-family developments in the unincorporated area of Marin County average between \$1 million and \$1.75 million dollars per acre. Based on a model multi-family development in the County, land costs add \$50,000-\$65,000 per unit, but can run as high as \$75,000 in some locations.² Total development costs for a subsidized multi-family development are even higher at \$490 per square foot. A 10-unit multi-family development of 1,200 square foot units would cost about \$5.8 million.³

¹ According to the Marin Economic Commission's *Marin Profile 2007: A Survey of Economic, Social and Environmental Indicators*, 84% of land area in Marin is designated for agriculture, parklands, open space, and watershed. Of the remaining land, 11 percent is developed and 5% is listed as potentially developable.

² Marin County Housing Element Workbook, 2009.

³ Vernazza Wolfe, 2008.

Costs can change dramatically over time. According to local multi-family affordable housing developers, from 2000-2007 construction costs rose faster than inflation. In late 2007 costs leveled off and have since been declining. In late 2008 and early 2009, construction costs dropped roughly 10%.

Financing

Until mid 2008, home mortgage financing was readily available at attractive rates throughout Marin County and California. Rates vary, but ranged from around 6.25% to 7% between 2006 and 2008 for a 30-year fixed rate loan. However, rates have been as high as 10% or 12% in the last decade.

The decline in the housing market and economic downturn has had a major impact on the availability of financing for individual homeowners and for housing developers. Starting in late 2008, it became harder to get a home purchase loan, but the average interest rate fell to around 5% in early 2009 and has increased recently to around 6%. In particular, people with weak credit history, lower incomes, or self-employment incomes, or those with unusual circumstances, have had trouble qualifying for a loan or were charged higher interest rates. In addition, most lenders are requiring a 20% down payment, which poses a difficulty for lower income households and first-time homebuyers, especially in an expensive market such as Marin. Small changes in the interest rate for home purchases dramatically affect affordability. A 30-year home loan for \$400,000 at 5% interest requires monthly payments of roughly \$2,150. A similar home loan at 7% interest has payments of roughly 24% more, or \$2,660.

Construction loans for new housing are difficult to secure in the current market. In past years, lenders would provide up to 80% of the loan-to-value ratio of the new construction cost. In recent years, due to market conditions and government regulations, banks require larger investments by the builder.

At the current time, many builders are finding it nearly impossible to get construction loans for residential property. Complicated projects, such as mixed use developments, are often the hardest to finance. Non-profit developers may find it especially difficult to secure funding from the private sector.

Affordable housing developments face additional constraints in financing. Although public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments are the hardest to make financially feasible. This is because the higher per unit costs result in a sale or rental price that is above the affordability levels set for many programs. Additionally, smaller projects often require significant investments of time by developers. But because the overall budget is smaller and a developer's operating income is based on a percentage of total costs, the projects are often not feasible. These conclusions were compiled through research done for the 2009 Marin Housing Element Workbook process. Despite these barriers, smaller projects have been successfully built and managed in Marin County by several local community based organizations.

Rental developments tend to be easier to finance than for-sale developments, as there are more sources of funding available. However, recent cuts in public spending statewide have put pressure on these sources. Tax credits used to be a valuable source of revenue for low-income housing developers, but programs have been cut and the tax credit resale market has softened. Though construction costs have been falling for all builders, the potential for tax credit revenue

has been falling at an even greater rate, meaning that developers of low-income property are at a greater financing disadvantage than market-rate developers.

Affordable Housing Trust Fund

The County's Affordable Housing Trust Fund was established in 1980 by resolution 88-53, along with the inclusionary housing program. Projects throughout Marin County which serve low and very-low income households are eligible for funding, but priority is given to rental projects located in the unincorporated County which serve the lowest income levels. Funding is to be used for preservation, land acquisition, development, construction, or preservation of affordable units. Applications are submitted to the Community Development Agency and staff makes funding recommendations to the Board of Supervisors as grant requests are received. The Affordable Housing Trust Fund is primarily funded through in-lieu fees. In recent years, the Board of Supervisors has allocated \$250,000 annually from the general fund to the Affordable Housing Trust Fund. In the last ten years, the Housing Trust has been a major funder of every affordable housing development in the unincorporated County. Since 1988, the Affordable Housing Trust Fund has expended \$14,560,458 in support of 887 units of affordable housing development. As of July 1, 2009, the Fund's balance is \$3,702,436. This Housing Element includes a program to further clarify operating procedures specific to the Affordable Housing Trust Fund (*3.k Update Affordable Housing Trust Fund Operating Procedures*).

Workforce Housing Trust Fund

The Marin Workforce Housing Trust is a unique public/private partnership that has been created to meet the challenges of housing affordability for workers throughout Marin County. The major partners include the County of Marin, the Marin Community Foundation, and a group of major employers. Using revolving loan funds, the Trust provides low interest rate loans to nonprofit and for-profit developers who are constructing homes affordable to lower income families, as well as special needs populations. The Workforce Housing Trust intends loans to fill critical gaps in existing affordable housing finance – as first-in money to purchase land, secure sites, and fund pre-development work, and as last-in money to close the funding gap for developments that otherwise would not be able to be built. Once construction is complete, the loans are repaid and reinvested in other workforce housing developments. In this way, the Marin Workforce Housing Trust provides a self-replenishing vehicle for affordable housing investment. Every dollar that is contributed to the Housing Trust is matched by both the Marin Community Foundation and the County of Marin, thereby tripling the value of each donation.

Redevelopment Agency Low and Moderate Income Housing Fund (LMIHF)

Marin County Redevelopment Agency sets aside 20% of the tax increment funds for very low, low, and moderate income households. The 20% set-aside was dedicated in its entirety to the repayment of the California Housing Finance Agency loan that Gateway Apartments Partners obtained to develop the Ridgeway Apartments in Marin City. In 2009 the funds are estimated at approximately \$330,000 and the repayment schedule commits the funds for forty years. The Ridgeway Apartments is a 225-unit building with 72 units for low and very low income rentals. A pending conversion to 100% affordable is discussed in Section IV: Sites Analysis. Under the conversion, the 20% housing set-aside will continue to be dedicated to the Ridgeway Apartments through the life of the Redevelopment Plan.

Priority Development Areas

Marin County is participating in a regional planning initiative called Focusing Our Vision (FOCUS) Program facilitated by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Authority (MTC). Unincorporated lands within ½ mile of Highway 101, from Marinwood to the southern border of the county, have been designated as Priority Development Areas (PDAs). The objectives of the program are to foster the valuable relationship between land use and transportation, and promote compact land use patterns. Funding is periodically available through regional sources for housing projects within PDAs.

Community Resistance to New Housing

Another constraint to housing production in Marin County is community resistance to new developments. Marin County's infrastructure has been strained and this leads to a number of concerns, primarily: 1) new developments will cause increased traffic, 2) long-term sustainability of the local water supply, and 3) valuable open space will be lost. Additionally, community character issues are often raised, such as how density may adversely affect the visual cohesiveness of the neighborhood, how affordable housing may impact property values, and how affordable housing should be distributed more evenly throughout the County. At times, there is a tension between fair housing laws and a desire to provide preferential access to affordable housing for some community segments, such as nurses, teachers, and law enforcement personnel. In many cases, it is not possible to target housing to select groups. These concerns are often expressed during project review processes and can present significant political barriers to development.

The County of Marin seeks to address community opposition in a number of ways, including:

- Housing staff will continue to provide presentations and facts sheets about affordable housing. Concerns addressed include studies on property values and affordable housing, information on who lives in affordable housing, and traffic data in affordable developments, such as fewer vehicles owned, and fewer vehicle miles traveled by lower income households.
- Work with the Marin Environmental Housing Collaborative (MEHC), an organization founded to bring together two interest groups, environmentalists and affordable housing advocates. Although historically opponents on development issues in Marin, the collaborative identifies common ground and promotes smart growth principals. The County currently is contracting with MEHC to conduct community planning which will help build localized support for development of housing for lower income families and individuals on specific sites.
- Work with the Marin Community Housing Action Initiative, a collaborative of the Marin Community Foundation, the Non-Profit Housing Association, and Greenbelt Alliance, which seeks to analyze barriers to and advocate for affordable housing throughout Marin County.
- Coordinate with local non-profit developers on how to effectively work with community groups, County staff, and elected officials.
- Program in this Housing Element are included to encourage and facilitate early community planning of major developments in order to identify and address opposition at an early stage (*1.b Conduct a Comprehensive Affordable Housing Sites Inventory, 1.c Evaluate Multi-family Land Use Designations, and 1.g Develop Multi-family Design Guidelines*).

Infrastructure

Public infrastructure is generally sufficient to meet projected growth demands. Electric, gas, and telephone services have capacity to meet additional projected need. There are approximately 6 water districts supplying water to Marin residents. Water is primarily sourced through local reservoirs, with some water imported from the Russian River in Sonoma County. Despite a limited water supply, water districts have indicated sufficient projected supply to meet demand, with the exception of Bolinas Public Utility District where there is a moratorium on new water meters. Marin Municipal Water District serves the largest customer base in Marin. In August 2009 their Board of Directors approved a 5-million-gallon-per-day desalination facility, thereby keeping desalination available as one of Marin's potential water supply sources. Other measures include reservoir expansion, a recycled water distribution system and conservation programs. There are no anticipated overdraft issues for areas using ground water (wells). Sanitary sewer districts have adequate capacity to treat wastewater for their service areas. Large areas of the County are served by on-site wastewater (septic) systems. Areas not served by sanitary sewers are subject to greater minimum lot areas and are limited to the lowest end of the density range permitted in the Countywide Plan, which limits the potential for construction of multi-family units in the Inland Rural and Coastal Corridors. Properties near streams, baylands and in the lowlands of the Inland-Rural Corridor are heavily constrained by high groundwater which can result in limited residential capacity.

The County has two main thoroughfares. Highway 101 transverses the County north to south, and Sir Francis Drake Boulevard is the primary east-west thoroughfare. Highway 1 also connects southern Marin to the coastal zone. In 2007, Marin County ranked third among the Bay Area counties in daily vehicle hours of delay.⁴ As a result of limited circulation routes, the County is impacted by severe traffic conditions. These were addressed in the Countywide Plan by limiting development to the lowest end of the density range in areas with failing level of service standards. However, exceptions are granted for affordable housing and housing that serves seniors (see the discussion of incentives below for more detail).

Marin is served by a network of bus service, including Golden Gate Transit which provides inter-county regional bus service, and Marin County Transit which operates local service and shuttles. Marin is also linked to San Francisco via ferry service from Larkspur, Sausalito, and Tiburon.

The future Sonoma Marin Area Rail Transit (SMART) system would add to the range of available transit and commute choices for Marin residents, providing significant new opportunities for transit oriented development (TOD) and pedestrian development (PeD) improvements in the areas surrounding the five proposed stations in the cities of Larkspur, San Rafael, and Novato. The Metropolitan Transportation Commission (MTC) is currently working with these jurisdictions to study opportunities for TOD in the station areas and could make funding available through Station Area Planning grants, as well as Housing Incentive Program (HIP) and Transportation for Livable Communities (TLC) capital grants, to cities looking to take advantage of opportunities for TOD. Although no SMART stations are projected to be located within the unincorporated County, the commuter train system will affect significantly the County's interwoven urban corridor areas. The SMART plan includes increased feeder bus services to enhance circulation to and from the train.

⁴ Annual Data Compilation, State Highway Congestion Monitoring Program, CalTrans, 2008.

Fair Housing

An important aspect of Fair Housing choice is the availability and access to a variety of housing that is suited and affordable to a range of household types and income levels. The County of Marin actively seeks to further non-discrimination in housing in a variety of ways. Marin County Child Discrimination Ordinance of 1989 prohibits certain activities that are not spelled out in Federal and State laws. The Community Development Agency contracts with Fair Housing of Marin to issue an Analysis of Impediments to Housing Choice in Marin County. The last study was completed in 1994 and another report will be initiated in 2009. Additionally, the Marin Housing Authority issues a statement on affirmatively furthering fair housing in their programs, including the Housing Choice Voucher Program, supportive housing programs, and homeownership programs. Staff from the Community Development Agency participates in the Fair Housing Task Force with staff from Fair Housing of Marin, the District Attorney's office, and interested community members.

Governmental Constraints

Regulatory standards provide consistency and foster a high quality and cohesive built environment. Standards may also present conflicts in land use objectives and pose constraints to the production of affordable housing. This chapter analyzes land use regulations, procedures, and fees to identify possible solutions to policy conflicts.

Land-Use and Permit Controls

While the unincorporated County comprises a large land area, most of the land is not zoned for residential development, as it is publicly owned as parklands, watershed, or open space. Agricultural conservation easements and related zoning also limit the ability to develop vacant lands. Most land suitable for residential development has been built upon. Remaining vacant lands zoned for residential uses tend to have significant environmental constraints which either substantially increase construction costs or preclude development altogether, including sites with steep slopes or wetland habitats. As a strategy for dealing with these constraints, the County has adopted programs in its General Plan which promote opportunities for reuse of underutilized commercial centers, mixed-use development, and encourage more dense development along transit routes. Marin County also encourages residential development in urbanized areas or within villages in the Inland Rural and Coastal Corridors. While there is no growth boundary in effect at a countywide level, there are community expansion boundaries (CEBs) in effect in four communities in the Coastal Zone including Olema, Point Reyes Station, Tomales, and Dillon Beach. The CEBs were established to preserve agricultural lands for agricultural use while at the same time allowing for reasonable growth within urban areas in accordance with the Coastal Act.

There are three groups of zoning districts in unincorporated Marin: agricultural, commercial, and residential. These groups contain both conventional and planned zoning districts. Zoning regulations for each of these groups are outlined in Chapter 22 of the Marin County Code, which describes uses, design standards, and requirements. The County's zoning regulations are similar to those of the other jurisdictions in Marin, especially with respect to urbanized areas. Zoning is consistent with General Plan land use designations as adopted on November 7, 2007.

Figures III-1, III-2, and III-3 summarize residential development standards. The figures indicate (where applicable) minimum lot size, minimum setbacks, height, and floor area ratios (FAR). Figures III-4, III-5 and III-6 identify ministerial or conditional residential uses by zoning district.

Permitted uses (P) are those uses allowed without discretionary review except for design review, as long as the project complies with all applicable standards in the Development Code.

Housing in a planned district can also be a permitted use subject to a master plan (MP). Housing is allowed in several circumstances with a use permit (UP), which authorizes a specific use of land on a specific site, subject to any conditions of approval imposed on the permit. Additionally, housing may be allowed as a conditional use in non-residential planned districts with a use permit, subject to a master plan (MU).

Residential Districts - Conventional Zoning

Within conventionally zoned districts, including R1, R2, RA, RE, and RF, single-family homes are permitted by right when conforming to the zoning district standards. Conventional single-family residential zoning districts also allow the following as permitted residential uses: second units, room rentals, group homes of six or fewer units, guest houses, residential accessory structures, and residential care facilities. Other permitted uses include home occupations, schools, child care centers, and churches. Buildings cannot exceed 35 feet in height and must not exceed a floor area ratio (FAR) of 0.3. Minimum lot size is 7,500 square feet. Residential districts are often combined with "B Districts", which allow for variation in lot size within the R1 and A districts from 6,000 square feet up to 10 acres.

The zoning requirements of two-family (R2) conventional zoning districts are similar to those of single-family districts. A lot in an R2 district may be as small as 4,000 square feet. R2 districts allow all the same uses as R1 districts, as well as the construction of two-family units by right, which is not allowed in R1 districts.

Current zoning allows single-family dwellings as a permitted use in R2 districts. There is concern that this provision may lead to underutilization of Marin's scarce land resources. A program in this Housing Element restricts single-family residential development in multi-family zones (*1.f Require Multi-family Residential Development in Multi-family Zones*).

Residential Districts - Planned Development

Planned districts allow more flexible site designs than do conventional districts. Sites within planned districts tend to have particular characteristics, such as slope instability, steep topography, or other constraints, that preclude the application of conventional zoning district standards. Flexibility is permitted to enable house design and siting that respect the natural features of the site. Planned districts do not have specific setback requirements or minimum lot areas in order to encourage clustering. Ultimate development potential is based on the maximum density allowable by the Countywide Plan and resolution of site constraint issues during the master plan process. Alternative housing models, such as co-housing, are also feasible through the qualitative permitting standards of planned districts.

In contrast to conventional zoning districts, the County's planned districts do not have quantified building standards, with the exception of a 30 foot height limit for primary structures and ridgeline setbacks. Standards are instead based on the neighborhood in which the project is located, site characteristics, and proposed design aspects. Potential permitting constraints posed by planned districts are addressed below under the heading Permit Processing.

There are three planned residential districts: Residential Single Family (RSP), Residential Multiple (RMP), and Agricultural Residential (ARP). The uses permitted in each of these districts are essentially the same as those permitted in the equivalent districts in the agricultural and urban groups. RSP districts allow the same uses as R1 districts, RMP districts allow multi-family development, and ARP districts allow uses consistent with other agricultural districts, including the construction of agricultural worker housing. The maximum number of units allowed on each lot varies from 0.01 per acre up to 30 per acre, depending on the special characteristics of an

area. For example, on steep slopes, only one unit may be allowed for every four acres of land; hence, the area may be zoned RSP-0.25 or RMP-0.25. Lots are usually not built to the maximum density specified by the zoning because of environmental considerations and other factors that are analyzed in the context of a specific project proposal. The Community Development Element establishes an upper limit to development in areas designated for residential land use. Planned district zoning specifies the maximum density within the applicable land use range.

Development on large parcels in planned districts often begins with the submittal and approval of a master plan. A master plan consists of written and graphic material setting forth a general development scheme. The master plan allows flexibility in determining building placement, height, bulk, and mass that will be most suitable for the site. The findings required by review of master plans ensure consistency between the project and the goals and policies of the Countywide Plan and community plans. Generally, final action is taken by the Board of Supervisors within 10 or 12 weeks from the date environmental review is completed. Master plan approval for large or complicated development projects will take longer to process.

Subsequent to obtaining master plan approval, residential developments require submittal and approval of a precise development plan, setting forth in much greater detail the configuration of the development in the subdivision. Final action on a precise development plan is usually taken between four and six weeks after the application is determined to be complete. Subdivision of property also requires submittal and approval of a tentative map and a final map, which serve primarily to locate existing and proposed boundaries of all lots. A tentative map is often submitted concurrently with the precise development plan. Generally, action on a tentative map is taken by either the Zoning Administrator, the Planning Commission, or the Board of Supervisors within 50 days after the application is determined to be complete; action on a final map is generally taken after the conditions of project approval imposed on the tentative map application have been fulfilled. After obtaining approval of the precise development plan and final map, the developer normally applies for building permits. Construction may begin after building permits have been issued. While these policies and standards in and of themselves are not a constraint on the construction of new housing, the additional public review as part of the process can increase time and costs to secure project approval.

Construction of individual residential units in planned districts normally does not require submittal and approval of master plans, precise development plans, tentative maps, or final maps, because these construction projects tend to be smaller and less complex. Residential construction projects on individual lots are normally required to obtain design review approval before applying for a building permit.

Second Units

A larger discussion of second units is presented in Section IV: Site Inventory Analysis, including data on units permitted, the 2007-2008 Amnesty Program, and the affordability survey. Consistent with Government Code Section 65852.2, second units are allowed in all residential zoning districts as a permitted use. New second units are limited to 750 square feet in size. The 2008 second units survey found that smaller units in Marin County are not necessarily more affordable. Therefore, the County will further analyze second unit size and consider an increase in allowable size to accommodate families, particularly in the Coastal Zone.

Parking standards for second units require one space for a studio or one bedroom, and two spaces for a two or more bedroom unit. All parking spaces should be off-street and independently accessible. Particularly in the urban areas of the County, adding on-site parking

to an existing residential lot can be onerous. In order to encourage the development of second units, the County addresses these constraints through a subprogram to allow flexibility in second unit parking requirements (*1.i Undertake Adjustments to Second Unit Development Standards, subprogram d Develop standards to allow flexibility of second unit parking requirements, etc.*).

Owner occupancy of the primary or secondary unit is required except in the communities of Bolinas and Inverness, and may be waived in the Tamalpais area. Owner occupancy is a potential constraint to ongoing availability of second units. This Element includes a program to eliminate the owner occupancy requirement as a part of broader adjustments to second unit development standards (*1.i Undertake Adjustments to Second Unit Development Standards*).

Open Space Requirements

There are minimum open space requirements for several residential zones. For clustered developments within planned districts and in conventional districts, the County requires that areas of a site outside the developed portion be restricted by a private open space easement to ensure that development does not exceed the allowable density. The extinguishment of development rights is a constraint to future housing development, particularly if the parcel does not achieve maximum density or if zoning might be increased in the future. The County also requires that each residential subdivision contribute to the provision of parkland areas.

Figure III- 1: Development Standards, Conventional Zoning Districts

ZONING1 DISTRICT	EXAMPLES OF PERMITTED USES (Without use permit)	MINIMUM2,3 LOT AREA	MINIMUM SETBACKS4,5,6			MAXIMUM7,8 HEIGHT (Main building)	MAXIMUM9,10 FAR (Floor Area Ratio)
			(Front)	(Side)	(Rear)		
R-1		7,500 sq. ft.	25 ft.	6 ft.			
R-1:B-1	• Single-family dwelling	6,000 sq. ft.	25 ft.	5 ft.			
R-1:B-2	• Accessory buildings and uses	10,000 sq. ft.	25 ft.	10 ft.	20% of lot depth/ 25 ft. maximum	30 ft. maximum	30%
R-1:B-3	• Home occupations	20,000 sq. ft.	30 ft.	15 ft.			
R-1:B-4	• Public parks and playgrounds	1 acre	30 ft.	20 ft.			
	• Crop and tree farming						
R-1:B-4	• Nursery and greenhouses						
R-A		7,500 sq. ft.	25 ft.	6 ft.			
R-A:B-1	• All uses permitted in R-1	6,000 sq. ft.	25 ft.	5 ft.			
R-A:B-2	• Limited livestock uses	10,000 sq. ft.	25 ft.	10 ft.	20% of lot depth/ 25 ft. maximum	30 ft. maximum	30%
R-A:B-3	• Dairy on five acres or more	20,000 sq. ft.	30 ft.	15 ft.			
R-A:B-4		1 acre	30 ft.	20 ft.			
A-2		2 acres	25 ft.	6 ft.			
A-2:B-1	• All uses permitted in R-1	6,000 sq. ft.	25 ft.	5 ft.			
A-2:B-2	• Limited agricultural uses	10,000 sq. ft.	25 ft.	10 ft.	20% of lot depth/ 25 ft. maximum	30 ft. maximum	30%
A-2:B-3	• Horse stables and riding academies	20,000 sq. ft.	30 ft.	15 ft.			
A-2:B-4	• Dog kennels having six or less dogs	1 acre	30 ft.	20 ft.			

FOOTNOTES:

- For information regarding other zoning districts, please contact the Marin County Community Development Agency, Planning Division.
- Minimum lot area requirements increase on sloping lots (see Chapter 22.82, Marin County Code).
- Design review approval is required on vacant lots proposed for development that are at least 50% smaller than the required lot area (Section 22.42.030, M.C.C.).
- Setback requirements for corner lots, double frontage lots, and detached accessory structures may vary (see Sections 22.08.040 & 22.10.040, M.C.C.).
- Setback requirements are measured from access easements/right-of-ways within yard areas (see Section 22.20.090, M.C.C.). Setbacks to streams may be increased if a watercourse exists on or near a subject property (see DPW-Flood Control). Development within the Countywide Plan's Stream Conservation Area on vacant lots that adjoin a mapped anadromous fish stream is subject to different setback standards (see Section 22.42.045, M.C.C. and Countywide Plan Policies EQ-2.3 to 2.6).
- Some architectural features (roof overhangs, chimneys, bay windows, etc.) may be permitted to encroach into the required setbacks (see Section 22.20.090, M.C.C.).
- Main buildings over 30 ft. in height require design review approval. Main buildings over 35 ft in height require Variance and design review approvals.
- Maximum building height for detached accessory buildings is 15 ft. Accessory buildings over 15 ft. require use permit approval.
- All single-family dwellings with a building area greater than 4,000 sq. ft. require design review approval.
- For information regarding the calculation of FAR in the Tamalpais planning area, please refer to the Tamalpais Area Community Plan Program LU1.4a.

Figure III- 2: Development Standards, Planned Districts

ZONING DISTRICT ¹	EXAMPLES OF PERMITTED USES (Without use permit)	EXAMPLES OF DENSITY (Maximum units/acre)		MAXIMUM HEIGHT (Main) (Accessory)		DEVELOPMENT ² STANDARDS
RSP Residential, Single-family Planned	<ul style="list-style-type: none"> Single-family dwelling Accessory buildings and uses Public parks and playgrounds Crop and tree farming Nurseries and greenhouses (private) Home occupations 	RSP-0.25 ----- RSP-0.5 ----- RSP-1.0 ----- RSP-2.0	1 unit/4 acres ----- 1 unit/2 acres ----- 1 unit/acre ----- 2 units/acre	30 ft.	15 ft.	Determined by master plan and/or design review
RMP Residential, Multiple-family Planned	<ul style="list-style-type: none"> All uses permitted in RSP Two-family and multiple-family dwellings Lodges and organizational houses Schools, libraries, museums, churches, private residential recreational facilities 	RMP-0.5 ----- RMP-1.0 ----- RMP-5.0 ----- RMP-10	1 unit/2 acres ----- 1 unit/acre ----- 5 units/acre ----- 10 units/acre	30 ft.	15 ft.	Determined by master plan and/or design review
ARP Agricultural, Residential Planned	<ul style="list-style-type: none"> Single-family dwelling Accessory buildings and uses Agricultural uses: grazing, dairying, crop farming, fish hatchery, poultry, etc. Equestrian uses: grazing, breeding, training, boarding, etc. 	ARP-2.0 ----- ARP-10 ----- ARP-30 ----- ARP-60	1 unit/2 acres ----- 1 unit/10 acres ----- 1 unit/30 acres ----- 1 unit/60 acres	30 ft.	15 ft.	Determined by master plan and/or design review

FOOTNOTES:

- For information regarding other zoning districts, please contact the Marin County Community Development Agency, Planning Division.
- Please see Chapters 22.08, 22.10, and 22.16 of Marin County Code for more information on uses, design standards, and requirements. All development in planned districts is subject to master plan and/or design review approval.
- Development within the Countywide Plan's Stream Conservation Area is subject to different setback standards (see Countywide Plan Policies EQ-2.3 to 2.6).

Figure III- 3: Development Standards, Commercial Districts

Zoning District	Minimum Lot Area (1)	Maximum Residential Density (2)	Minimum Setback Requirements (3)			Height Limit (4)		Maximum FAR (5)
			Front	Sides	Rear	Primary	Accessory	
VCR	7,500 sq.ft.	1 unit per 2,000 sq.ft. of lot area	0 ft.	0 ft. for commercial use, 5 ft. for residential use	0 ft. for commercial use, 15 ft. for residential use	35 ft.	15 ft.	Not applicable
AP		Not permitted	25 ft.	6 ft. for 1-story building, 10 ft. for multi-story building, or on street side	20 ft.			
C1		Not applicable	30 ft. 0 ft.	6 ft. adjacent to residential district, none otherwise	12 ft. adjacent to residential district, none otherwise			
CP	Not applicable	Not permitted	Not applicable			30 ft.	15 ft.	Not applicable
IP								
RCR								
OP		See Zoning Map						
RMPC								

FOOTNOTES:

1. Minimum lot area and setback standards may change, as follows:
 - a. In VCR, AP, H1, and C1 districts, the minimum lot area and setback standards may change when the district is combined with a "-B" district in compliance with provisions of section 22.14.050 (Minimum Lot Size "-B" Combining District).
 - b. In VCR, AP, H1, and C1 districts, including those combined with "-B" districts, the minimum lot area may change in areas of sloping terrain in compliance with provisions of section 22.82.050 (Hillside Subdivision Design).
 - c. In CP, IP, RCR, OP, and RMPC districts, minimum lot area is determined through the master plan, precise development plan, or design review process in compliance with chapters 22.44 (master plans and Precise Development Plans) or 22.42 (design review). Through such process, the review authority will determine whether the lot area is adequate for the proposed land use.
2. Dwellings are not permitted in AP, CP, IP, and RCR districts. Where dwellings are permitted, the following standards apply:
 - a. In OP and RMPC districts, when determining the maximum residential density allowed, any fraction of a dwelling unit of 0.90 or greater will be counted as a whole unit.
 - b. In C1 districts, dwellings are allowed only on the second floor. The first floor shall be reserved for non-residential use. See section 22.32.150 (Residential Uses in Commercial Areas).
3. See (1) above. See section 22.20.100 (Setback Requirements and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions to required setbacks. In CP, IP, RCR, OP, and RMPC districts, setbacks determined through the master plan, precise development plan, or design review process in compliance with chapters 22.44 (master plans and Precise Development Plans) or 22.42 (design review).
4. See section 22.20.060 (Height Measurement and Height Limit Exceptions) for height measurement and exceptions. In VCR, H1, or C1 districts, single-family dwellings over thirty feet in height require design review approval in compliance with chapter 22.42 (design review), and single-family dwellings over thirty-five feet in height require design review and variance approval in compliance with chapters 22.42 (design review) and 22.54 (Variances).
5. In VCR, H1, or C1 districts, single-family dwellings that contain over four thousand square feet of floor area require design review approval in compliance with chapter 22.42 (design review).

See Marin County Code article VIII (Development Code Definitions) for definitions of the terms used above.

Figure III- 4: Permit Requirements by District, Residential Districts

RESIDENTIAL USES	R1 Residential Single Family	RSP Residential Single Family Planned	RA Residential Agriculture	RR Residential Restricted	RE Residential Estate	R2 Residential Two Family	RMP Residential Multiple Planned	RX Residential Mobile Home Park	RF Floating Home Marina	Development Code Section:
Affordable housing	P	MP	P	P	P	P	P	P	MP	22.22
Floating home marinas	—	—	—	—	—	—	—	—	MP	22.32.070
Floating homes	—	—	—	—	—	—	—	—	MP	22.32.075
Group homes, 6 or fewer residents	P	MP	P	P	P	P	MP	MP	MP	22.32.080
Group homes, 7 or more residents	U	MU	U	U	U	U	MU	MU	MU	22.32.080
Guest house	P	MP	P	P	P	P	MP	—	—	22.32.090
Home occupations	P	MP	P	P	P	P	MP	MP	MP	22.32.100
Mobile home parks	—	—	—	—	—	U	MU	MP	—	22.32.110
Mobile homes	—	—	—	—	—	Chapter 22.44	—	MP	—	22.32.110
Multi-family dwellings	—	—	—	—	—	—	MP	—	—	
Organizational houses	U	MU	U	U	U	U	MU	—	—	
Residential accessory uses and structures	P	MP	P	P	P	P	MU	MP	MP	22.32.130
Residential care facilities	P	MP	P	P	P	P	MP	MP	MP	22.32.080
Room rentals	P	MP	P	P	P	P	MP	—	—	
Residential second units	P	MP	P	P	P	P	MP	—	—	22.32.140
Single-family dwellings	P	MP	P	P	P	P	MP	—	P	
Tennis and other recreational uses	U	MU	U	U	U	U	MU	MU	MU	22.32.130
Two-family dwellings	—	—	—	—	—	P	MP	—	—	

Key to Permit Requirements

P	Permitted use	Procedures in Development Code Section:
U	Conditional use, use permit required	Chapter 22.48
MP	Permitted use, master plan/Precise Development Plan required	Chapter 22.44
MU	Conditional use, use permit required where authorized by master plan/PDP	Chapter 22.44
—	Use not allowed. (See 22.02.020.E regarding uses not listed.)	

Figure III- 5: Permit Requirements by District, Commercial Districts

RESIDENTIAL USES	VCR Village Commercial Residential	RMP Residential Multiple Planned	C1 Retail Business	CP Planned Commercial	AP Admin and Professional	OP Planned Office	H1 Limited Roadside Business	RCR Resort and Commercial Recreation	IP Industrial Planned	Development Code Section:
Affordable Housing	P	MP	U	U	U	MU	U	MU	MU	Chapter 22.22
Employee Housing	P	MP	P	MU	U	MP	P	MU	—	22.32.155
Group homes, 6 or fewer residents	P	MP	—	—	—	MP	U	—	—	22.32.080
Group homes, 7 or more residents	U	MU	—	—	—	MU	U	—	—	22.32.080
Guest houses	P	MP	—	—	—	MP	U	—	—	22.32.090
Home occupations	P	MP	P	—	—	MP	P	—	—	22.32.100
Multi-family dwellings	U	MP	U	—	—	MP	U	—	—	
Organizational houses	U	MU	U	—	—	MU	U	MU	—	
Residential accessory uses and structures	P	MP	P	—	—	MP	P	—	—	22.32.130
Residential care facilities	P	MP	—	—	—	MP	U	—	—	22.32.080
Room rentals	P	MP	P	—	—	MP	U	—	—	
Single-family dwellings	P	MP	U	—	—	MP	U	—	—	
Tennis and other recreational uses	U	MU	U	—	—	MU	U	—	—	22.32.130
Two-family dwellings	U	MP	U	—	—	MU	U	—	—	

Key to Permit Requirements

P	Permitted use	Procedures in Development Code Section:
U	Conditional use, use permit required	Chapter 22.48
MP	Permitted use, master plan/Precise Development Plan required	Chapter 22.44
MU	Conditional use, use permit required where authorized by master plan/PDP	Chapter 22.44
—	Use not allowed. (See 22.02.020.E regarding uses not listed.)	

Figure III- 6: Permit Requirements by District, Agricultural Districts

RESIDENTIAL USES	A2	A3 to A60	ARP	C-ARP	OA	C-OA	C-APZ
	Agriculture Limited	Agriculture and Conservation	Agriculture Residential Planned	Coastal, Agriculture Residential Planned	Open Area Zoning/ Combining District	Coastal, Open Area District	Agriculture Production Zone
Affordable housing	P	U	P	P	U	U	
Agricultural worker housing	P	P	MP	MP	P	P	U
Group homes, 6 or fewer residents	P	P	MP	MP			
Group homes, 7 or more residents	U	U	MU	MU			
Guest house	P	P	MP	MP	P	P	
Home occupations	P	P	MP	MP	P	P	
Private residential recreational facilities	U	U	MU	MU			
Religious residential retreats	U	U	MU	MU			
Residential accessory uses and structures	P	P	MP	MP	P	P	
Residential care facilities	P	P	MP	MP			
Residential second units	P	P	MP	MP			
Room rentals	P	P	MP	MP			
Single-family dwellings (attached or detached)	P	P	MP	MP	U	U	MP
Tennis and other recreational uses	U	U	MU	MU	U	U	

Key to Permit Requirements

P	Permitted use	Procedures in Development Code Section:
U	Conditional use, use permit required	Chapter 22.48
MP	Permitted use, master plan/Precise Development Plan required	Chapter 22.44
MU	Conditional use, use permit required where authorized by master plan/PDP	Chapter 22.44
—	Use not allowed. (See 22.02.020.E regarding uses not listed.)	

Non-residential Districts – Commercial

Housing is encouraged in commercial districts. Program CD-8.7 of the 2007 Countywide Plan establishes mixed use standards for all commercial districts. For parcels larger than 2 acres, at least 50% of the new floor area must be developed with new housing. For parcels less than 2 acres in size, at least 25% of the new floor area must be developed with housing. Because there is relatively little available or suitable multi-family zoned land, the promotion of residential uses in commercial districts significantly increases the capacity for medium density development. Village Commercial Recreational (VCR) zoning generally allows up to 20 units per acre. Retail Business (C1) and Commercial Planned districts (CP) allow up to 30 units per acre.

In Commercial Planned (CP), Industrial Planned (IP), Resort Commercial Recreation (RCR), Office Planned (OP), and Residential Multiple Planned Commercial (RMPC) districts, minimum lot area is determined through the master plan, Precise Development Plan, or design review process in compliance with Chapter 22.44 (master plans and Precise Development Plans) or 22.42 (design review). Through this process, the review authority determines whether the lot area is adequate for the proposed land use.

In C1 districts, dwellings are allowed only on the second floor. The first floor is reserved for non-residential use. In VCR or C1 districts, single-family dwellings that contain over 4,000 square feet of floor area require design review approval in compliance with Chapter 22.42 (design review). In OP and RMPC districts, when determining the maximum residential density allowed, any fraction of a dwelling unit of 0.90 or greater counts as a whole unit. Currently, affordable and employee housing only is permitted in AP, CP, IP, and RCR districts with a use permit.

The Community Development Agency's 2009/2010 work program contains directives to implement zoning consistency with the Countywide Plan specific to mixed use. The Agency will institute text amendments to the Development Code to ensure that housing required by the Countywide Plan (CD-8.7) is a permitted use in the underlying zoning districts. This will particularly broaden the allowance of residential uses in the Commercial Planned zoning district. The ratio of required housing to commercial development outlined above for commercial development or remodels will also be specified in the Development Code.

Housing Overlay Designation

The 2007 Countywide Plan update established a Housing Overlay Designation (HOD) as one mechanism to provide a range of housing types, sizes, and prices to accommodate special needs populations and workers employed in Marin County. The purpose of the HOD is to encourage affordable housing on sites close to transit and services. Underlying land uses may include Multi-family (MF), General Commercial (GP), Neighborhood Commercial (NC), Office Commercial (OC), Recreational Commercial (RC), or Public Facilities. The HOD policy names 11 specific sites which must be developed per HOD specifications should any development occur on the site. Additional projected HOD development may be distributed to other qualifying sites throughout urban areas within the City Centered Corridor, to a maximum of 658 residential units. A minimum of 30 units per acre is required for most underlying land uses. The policy requires that approximately 50% of residential development should be affordable to low or very-low income households. The County intends to partner with applicants to support the high level of affordability. Projects qualifying for the designation are entitled to development standards adjustments such as parking, floor area ratio, height, and fee reductions.

As of July 2009, one site under the HOD policy has undergone a community planning process. The Marinwood Village site is proposed to redevelop with a mix of shops and residential uses. A conceptual plan was adopted by the Marin County Board of Supervisors in November 2006. The economic downturn and other factors have slowed that project. Development potential on many other named HOD sites is compromised in the short term due to the current scarcity of available financing. Several sites including Marin City Shopping Center, Strawberry Shopping Center, Fireside Motel and Gallinas School were recently redeveloped prior to the HOD policy and are unlikely to produce housing in this housing element cycle. The HOD has the potential to produce more housing on un-named, voluntary sites that qualify for the designation.

Non-residential Districts – Agricultural

The development of agricultural worker housing is a priority in the unincorporated County, and of particular interest as the Community Development Agency embarks on an update to the Local Coastal Program. As stated in the County's Development Code (22.32.023):

“Agricultural worker housing providing accommodations for twelve or fewer employees shall be considered a principally-permitted agricultural land use for the following zoning districts: A2, A3 to A60, ARP, and C-ARP, C-APZ, O-A, and C-OA, and are allowed by Article II (Zoning Districts and Allowable Land Uses) and Article V (Coastal Zones – Permit Requirements and Development Standards).”

Figure III-6 details the permit requirements for various residential uses within the zoning districts that allow agricultural worker housing to be considered as a principally-permitted land use.

The zoning districts that allow agricultural worker housing as a principally-permitted agricultural use render the Marin County Development Code consistent with Health and Safety Code Section 17021.6, with one exception (see program *2.1 Promote the Development of Agricultural Worker Units in Agricultural Zones*). All of the remaining zoning districts allow agricultural worker housing as a permitted use in order to encourage and facilitate the development of agricultural worker housing. The permit requirements of the C-APZ zoning district allow agricultural worker housing as a conditional use, and will be updated under the Local Coastal Program update to become consistent with the Health and Safety Code.

The agricultural zoning districts consist primarily of agricultural areas characterized by low density housing. The minimum lot size ranges from two to 60 acres, except in the Suburban Agricultural and Limited Agriculture Districts which allow 7,500 square foot lots. Such large lot size requirements constrain the development of housing in areas where the County is committed to maintaining the viability of agriculture. Recognizing agriculture's role as a primary industry and substantial contributor to Marin County's economic vitality, the Housing Element includes a program to encourage agricultural worker housing on large, protected agricultural parcels (*2.j Modify Development Code to Reflect Williamson Act*).

Countywide Plan Program Constraints

The 2007 Countywide Plan contains a range of policies that address the competing land use pressures in Marin. Sea level rise, many areas of environmental sensitivity, limited water and sanitary resources, and high levels of traffic congestion precipitated policies that restrict residential development to the lowest end of the density range in many areas of the County. Most of these policies, however, exempt affordable housing from density limitations, acknowledging the critical need for low income housing in the community. Examples of such policies are below.

*CD-1.3 **Reduce Potential Impacts.** Calculate potential residential densities and commercial floor area ratio (FAR) at the low end of the applicable range on sites with sensitive habitat or within the Ridge and Upland Greenbelt, or properties lacking public water or sewer systems except for multi-family parcels identified in certified housing elements.*

*CD-8.7.5 **Establish Commercial/Mixed-Use Land use Categories and Intensities.** For projects consisting of low income and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may only be exceeded in areas with acceptable traffic levels of service — but not to an amount sufficient to cause an LOS standard to be exceeded.*

Considering these limitations and feedback from the development community, a program in this Element will exempt 100% of affordable housing from underlying zoning in favor of the high end of the General Plan density range, subject to any other limitations in the Plan (*1.d Streamline the Review of Affordable Housing*). Another program will study the implications and opportunities of a ministerial review process for affordable housing, which would seek to limit lengthy and expensive delays and hurdles in the pre-development process while ensuring that environmental protection measures consistent with the Countywide Plan are incorporated (*1.e Study Ministerial Review for Affordable Housing*).

Zoning Standards for Special Housing Types

In accordance with recently enacted law (Chapter 633 of Statutes 2007 (SB 2)), transitional and supportive housing is considered a residential use of property and are subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. This Housing Element contains programs to clarify the Development Code's consistency with SB 2 (*1.m Zone and Provide Appropriate Standards for Homeless Shelters and 1.n Enable Transitional and Supportive Housing*).

Parking Standards

Marin County's parking standards are based on the anticipated use of a structure. Figure III-7 and Figure III-8 below outlines current parking requirements. Projects that apply a density bonus are eligible to apply reduced parking standards, consistent with Government Code Section 65915.

Parking requirements can increase the costs and difficulty of developing affordable housing projects. Flexibility in applying these requirements could make development easier and reduce costs. Currently, a 50% reduction in parking is allowed for senior housing. The County will evaluate further options for reduced parking requirements, especially for infill sites close to transit, second units, and affordable housing projects where research confirms a lower per-capita rate of vehicle ownership (*1.I Review and Update Parking Standards*). These concepts will be evaluated in the context of whether implementing alternative

standards can make a project feasible or reduce costs without burdening the immediate neighborhood, and make the best use of limited land resources.

Figure III-7 : Summary of Parking Requirements for Multi-Family Development

	Section 24.04.340	Density Bonus, Section 22.24.030
Studio units	1.2 spaces per unit	1 space per unit
One bedroom units	1.5 spaces per unit	1 space per unit
Two bedroom units	2.0 spaces per unit	2 spaces per unit
Three bedroom units	2.5 spaces per unit	2 spaces per unit
Four bedroom units	2.5 spaces per unit	2.5 spaces per unit

The 2009 Marin Countywide Housing Element Workbook conducted a cross jurisdictional survey of parking standards (Figure III-8), which shows that Marin County's requirements are among the lowest for single-family homes and duplexes but are slightly higher than surrounding municipalities for apartments. This Element contains a number of programs which consider further parking reductions (*1.g Develop Multi-family Design Guidelines and 1.1 Review and Update Parking Standards*).

Figure III-8: Parking Comparison – Marin Jurisdictions

	Single Family Home		Duplex (2 units 3BR each)		Single family home with second unit		Studio Apartment		One Bedroom Apartment		Two Bedroom Apartment		Three Bedroom Apartment		Four Bedroom Apartment	
	Covered	Total	Covered	Total	Covered	Total	Covered	Total	Covered	Total	Covered	Total	Covered	Total	Covered	Total
Belvedere	0	2	0	4	0	3	0	0	1.25	1.25	1.25	1.25	2	2	2	2
Corte Madera	1	2	2	4	1	3	1	1.5	1	1.5	1	2	1	2	1	2
Fairfax	1	3	2	5	1	4	1	2	1	2	1	2	1	2	1	0
Larkspur	1	4	2	7	1	5	0	1	0	1	0	1.5	0	2	0	2
Mill Valley	0	3	0	6	0	3	0	3	0	3	0	3	0	3	0	3
Novato	1	2	2	4	1	3	1.2	1.2	1	1.5	1	2	1	2.2	n/a	n/a
Ross	1	2	n/a	n/a	1	3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
San Anselmo	0	2	0	4	0	3	0	1	0	1	0	2	0	2	0	2
San Rafael	2	2	2	4	2	3	0	1	0	1	0	1.5	1	2	1	2
Tiburon	0	2	0	3	0	3	0	1.5	0	1.5	0	2	0	2.5	0	2.5
County of Marin	0	2	0	2	0	3	0	1.2	0	1.5	0	2	0	2.5	0	2.5

Source: Marin Countywide Housing Workbook

Processing and Permit Procedures

In an effort to clarify the application and permitting process for the public, the Community Development Agency has prepared a number of Fact Sheets that explain the review process, submittal requirements, and the time frames for processing permits, including design reviews, master plans, coastal permits, use permits, variances, environmental review, and second unit permits.

For major applications, the County encourages applicants to schedule a pre-application consultation to discuss the development concept with planning staff prior to actual submittal. The applicant benefits from the pre-application meeting by learning about local plans, codes, infrastructure availability, and related matters. As an incentive to participate in the pre-application process, the fee charged for the service can be applied to the application fees. A general consulting meeting service is also available for smaller-scaled applications. Finally, the County helps speed up the process by reviewing the merits of a project and conducting environmental review concurrently.

The County also has created a project review committee comprised of staff from the current planning, environmental review, and affordable housing program, with representatives from other departments such as Environmental Health Services, Department of Public Works, and the Fire Marshal. This group meets to discuss major or controversial projects in order to identify potential challenges and to convey the potential problem considerations to the applicant early in the process. Future plans for this committee are to expand representation to include other outside agencies.

Time requirements for review of the merits of a project are contingent on project complexity and environmental impacts. If a house design meets County standards and Uniform Building Code requirements in a conventionally zoned agricultural or urban zoning district, a building permit can be granted without further review. Processing times are usually between eight to 10 weeks after the completed application has been submitted. Figure III-9 displays application processing times which account for staff's review time, exclusive of applicant response time to completeness items.

Figure III-9: Median Processing Times by Permit Type

Type of Approval or Permit	Processing Times (weeks)
Ministerial Review	9
Conditional use permit	12
Zone Change	0
General Plan Amendment	0
Site Plan Review	0
Development Review with public hearing	12
Tentative Maps	12
Subdivisions	12
Initial Environmental Study (additional time)	48
Environmental Impact Report	65
Variance	12

Generally, the primary residential type in each zone does not require a conditional use permit other than design review. Single-family and multi-family projects are a permitted use with master plan approval in Residential Multi-family Planned districts.

Design Review

Design review is required for all physical improvements in planned zoning districts. In conventional zoning districts, design review for residential development is required on parcels that contain more than 4,000 square feet of building area. Triggers for design review also include lot size and other factors. The required findings ensure consistency between the development and the goals and policies of any relevant master plan, Community Plan and the Countywide Plan. Findings also evaluate whether the project meets green building standards. Most applications for design review are processed administratively without a public hearing. If a residential project in a planned zoning district raises significant policy questions or engenders substantial public controversy, or if the application is submitted with another permit application that requires a public hearing, that project may go to a public hearing before the Planning Commission. Work determined by the Director to be minor or incidental and within the intent and objectives of design review may be exempt. In 2008, the Development Code was amended to implement streamlining measures including minor design review for single-family additions and detached accessory structures. Minor design review allows approval by staff following a site visit if the project meets all the required findings, including compliance with any previous conditions of approval or master plan, consistency with the applicable Community Plan, green building standards, and single-family design standards.

Multi-family housing development often faces regulatory challenges, and consequent delays can affect the financial feasibility of these projects. Marin County's Single-family Residential Design Guidelines have made a demonstrable impact in the design review process. They assist applicants in planning site and architectural design, increase design certainty, and help minimize design revisions. Establishing similar guidelines for multi-family housing projects would help guide the preparation of development plans. Subsequently, this would help expedite the process for developers and planners, and assure local residents that projects under review must meet appropriate predetermined design features (*1.g Develop Multi-family Design Guidelines*).

The fee for design review varies from flat fees for single family residences to fees based on project valuation for multi-family projects. Smaller, less expensive projects benefit from a smaller fee, and affordable housing projects may have the cost of design review fee waived.

Use Permits

The use permit is an effective tool that enables regulatory flexibility. Development Code Section 22.22.015 provides that very-low and low income housing projects may be permitted at applicable Countywide Plan densities as determined by use permit procedures. This affordable housing incentive allows densities above the zoning requirements. The review procedures for use permits require circulation of a public notice and a public hearing before the Deputy Zoning Administrator or the Planning Commission. Public review is not an additional constraint because the majority of the underlying zoning districts require the same procedure, such as Residential Single-family Planned (RSP), Residential Multi-family Planned (RMP) and Commercial Planned (CP). Findings for a use permit require that the use is allowed within the zoning district, and that the design, size, and characteristics of the project are compatible with the surrounding area.

Because the use permit provision specifically allows for increased density and flexibility for affordable housing, this provision has been a benefit rather than a constraint to affordable housing development. For example, the use permit provision was applied to the Toussin Senior Affordable Housing project where a residential density of 36 units per acre was

achieved rather than the maximum zoning of 20 units per acre. In order to further facilitate incentives for affordable housing and streamline the process, a program (*1.d Streamline the Review of Affordable Housing*) is proposed to exempt affordable housing from the underlying zoning in favor of the General Plan density, and eliminate the use permit process. The program would also eliminate any Master Plan requirement for affordable projects, rather relying on design review for evaluation of siting, massing, parking, public input and other development details.

Coastal Permit

Development within the Coastal Zone is subject to a coastal permit, which is a discretionary permit that is subject to standards certified by the California Coastal Commission. Marin County's Local Coastal Program is undergoing review and amendment as of July 2009. Consistency between the Housing Element and the Local Coastal Program are required by law. Programs relating to the Coastal Zone have been developed collaboratively with staff working on the Local Coastal Program update.

Environmental Review

Marin County reviews residential development projects for compliance with State and local environmental quality regulations that promote, preserve, and enhance the public welfare. Most projects are exempt from environmental review either as an action that is statutorily or categorically exempt under state guidelines. Projects subject to environmental review pursuant to the California Environmental Quality Act (CEQA) are determined to have only minor adverse impacts which can be reduced to a less than significant level or eliminated by mitigations incorporated into the project design. Environmental review for a project that has no significant impacts or that mitigates impacts to less than significant normally takes an additional three to six months to accomplish. If the development 1) has potential environmental impacts that are not determined to be mitigated to a level of less than significant, or 2) requires further study to determine the significant impacts, appropriate mitigations, and/or project alternatives, processing time may take longer, depending on the complexity of the project and the scope of impacts, mitigations, and alternatives to be analyzed. State law requires that all development projects be approved or denied within six months from the date a completed application is submitted to the Community Development Agency if a negative declaration of environmental impact is prepared and processed. Environmental review and action on a development project must occur within one year if the project has significant impacts and an Environmental Impact Report is prepared.

Codes, Enforcement and On/Off-Site Improvement Standards

Marin County adopts the International Building Code and Uniform subsidiary codes that establish minimum standards for building construction. The County has amended two specific provisions contained in the model codes which can impose additional costs on residential development: 1) Fire sprinklers are required in all new residential structures and any addition or substantial remodel that exceeds 50% of the original structure, and 2) Class 'A' roofing is required because of potential fire hazard. The standards may add material and labor costs but are felt to be necessary minimum standards for the health and safety of those occupying the structures.

The County also enforces provisions of the California Building Standards Code (Title 24), specifically those provisions related to energy conservation and efficiency. While these requirements have been strengthened over time resulting in increased construction costs, greater energy efficiency results in lower operating costs for the resident.

The County's code enforcement program is complaint-driven. The County has four staff dedicated to building and zoning code enforcement while additional staff is dedicated to septic system monitoring and enforcement. Most complaints are resolved voluntarily through corrective action by the property owner, although some require additional actions through hearings and assessment of fines. In instances where work is done without building permits, additional fees and penalties are assessed and the work must meet minimum code standards.

Code enforcement staff has been trained on available resources and makes referrals when appropriate. For example, they make referrals to Marin Housing Authority for the rehabilitation loan program, to Marin Center for Independent Living for accessibility rehabilitation needs, or to the Department of Health and Human Services for support services.

The County has adopted policy consistent with Health and Safety Code Section 17980(b)(2), and code enforcement staff uses these guidelines in their enforcement activities.

Incentives for Affordable Housing

An amendment to the Marin County Development Code on June 3, 2008, clarified incentives for affordable housing development. Chapter 22.24 clearly outlines a range of incentives, such as density bonuses, technical assistance, site development alternative standards, and fee waivers, to encourage and facilitate the development of affordable homes. Incentives for inclusionary and 100% affordable housing include:

- Interior design. The applicant may have the option of reducing the interior amenity level and the square footage of inclusionary units below that of large market-rate units. The County strongly encourages the use of green building principles, such as the use of environmentally preferable interior finishes and flooring, as well as the installation of water and energy efficient hardware, wherever feasible.
- Unit types. In a residential project that contains single-family detached homes, inclusionary units may be attached living units rather than detached homes or may be constructed on smaller lots.
- On-site inclusionary housing for commercial and industrial development. As an inducement to include on-site inclusionary housing in a commercial or industrial development, the County may grant a reduction in the Development Code's site development standards or in architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission in compliance with State law (Health and Safety Code Sections 18901 et seq.), including, but not limited to, setback, coverage, and parking requirements.
- Affordable housing on mixed-use and industrial sites. In commercial/mixed-use and industrial land use categories, as designated in the Countywide Plan, the floor-area ratio may be exceeded for deed-restricted units that are affordable to very low, low or moderate-income persons, subject to any limitations in the Countywide Plan.
- Impacted roadways. In areas restricted to the low end of the density range due to vehicle Level of Service standards, affordable housing developments may be considered for densities higher than the low end standard per the Countywide Plan.
- Fee waivers. The County may waive any County fees applicable to the affordable or deed-restricted units of a proposed residential, commercial, or industrial development. In addition, for projects developed pursuant to Housing Overlay Designation policies and for deed-restricted housing developments that are

affordable to very low or low income persons, the Director may waive fees or transfer In-Lieu Housing Trust funds to pay for up to 100% of Community Development Agency fees.

- Projects developed pursuant to Housing Overlay Designation policies. Residential development projects developed in conformance with Housing Overlay Designation policies may be granted adjustments in development standards, such as parking, floor area ratio, and height, as provided in the Countywide Plan.
- Technical assistance. In order to emphasize the importance of securing affordable housing as a part of the County's affordable housing program, the County may provide assistance to applicants in qualifying for financial subsidy programs.
- Priority processing. The County shall priority process projects developed pursuant to Housing Overlay Designation policies and deed-restricted housing developments that are affordable to very low or low income persons.

Because permit review can increase the costs of housing construction, priority processing of planning and building permits for projects affordable to lower income households has been identified as a valuable incentive. However, measurable timeframe and process standards for priority processing need to be further established to make this incentive more effective, and are identified as a program in this Housing Element (*2.r Expedite Permit Processing of Affordable and Special Needs Housing*). As previously discussed, the use permit provision which allows affordable housing to exceed the zoned density to the high end of the Countywide Plan density range has been an extremely valuable incentive.

The Community Development Agency has also increasingly taken the opportunity to connect applicants for affordable housing projects and community groups in the pre-application process by noticing, facilitating, or funding visioning and community engagement exercises. This Housing Element contains a number of programs to continue this practice (*1.b Conduct a Comprehensive Affordable Housing Sites Inventory, 1.g Develop Multi-family Design Guidelines, 2.a Encourage Housing for Special Needs Households, 2.e Support Efforts to House the Homeless, 2.f Engage in a Countywide Effort to Address Homeless Needs, 2.q Encourage Land Acquisition and Land Banking, 3.c Provide and Promote Opportunities for Community Participation in Housing Issues, 3.j Provide and Participate in Local Affordable Housing Training and Education, 3.k Update Affordable Housing Trust Fund Operating Procedures, 3.l Provide Leadership to the Marin Workforce Housing Trust, 3.m Assist with Local Funding for Affordable Housing, and 3.o Coordinate Among Project Funders*).

Fees and Exactions

Permit Fees – County Agencies

Local fees add to the cost of development. Figure III-10 illustrates the increased cost to two development scenarios incurred from fees assessed by Marin County. The first scenario is a 2,400 square foot, three bedroom, single-family home on a 10,000 square foot lot with a 400 square foot garage at a density of 4 units per acre, construction cost of \$500,000, and an estimated sale price of \$800,000. The second scenario is a multi-family condominium development with ten 1,200 square foot, 2-bedroom units, on 0.5 acres, with a construction cost of \$400,000 per unit, to be sold at an average of \$500,000 per unit. Line item fees related to processing, inspections, and installation services are limited by California law to the cost to the agencies of performing these services. Most jurisdictions, the County of Marin among them, establish fees that are designed to cover the costs of staff time charged on an hourly basis and materials, consistent with California law. The County's 2008 adopted fee schedule can be found as Appendix E. A revised fee schedule will be adopted in late 2009

which will reflect a comprehensive fee study conducted for the Community Development Agency in 2009.

Figure III-10: Permit and Impact Fees Assessed by Marin County

Permit Type / Impact Fee	Scenario A Single-family house, 2400 sq ft, 3 bedrooms. 10,000 sq ft lot, 4 units/acre. Construction \$500,000/unit. Sale \$800,000/unit.	Scenario B 10-unit condo development, 1,200 sq ft, 2 bedrooms. 0.5 acre lot, 20 units/acre. Construction \$400,000/unit. Sale \$500,000/unit.
Design Review	4,405	50,145
Building Permit	3,513	17,017
Plan Check	2,441	11,579
Plan Storage	0	0
Title 24 Energy Fee	703	3,408
Seismic Tax	0	0
Engineering Plan Check	1,200	1,200
Engineering Site Inspection	0	0
Planning Plan Check	705	705
Plumbing	344	824
Electrical	144	624
Mechanical (incl. fire sprinklers/ alarms)	144	624
Crime Prevention	0	0
General Plan Surcharge	644	3,492
Residential Development Tax	0	0
Construction Permits	0	0
Other	237	430
Roads	3,708	18,000
Average County Development Fees	\$18,188	\$108,048 (\$10,805 per unit)

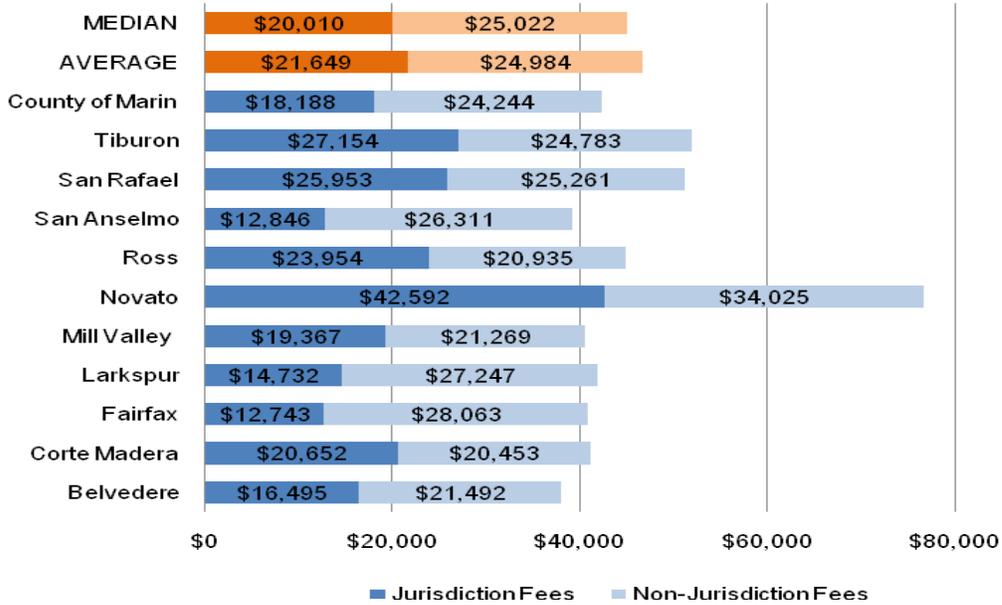
The County provides partial or full fee waivers for projects that incorporate affordable units. The Agency Director can waive or transfer from the In-Lieu Housing Trust Fund up to 100% of the planning fees for projects that include below market rate housing units, subject to the requirement that the project meet the eligibility standards for State or Federal housing funding. The amount of fees waived is determined based on the proportion of the project that consists of below market rate housing and the permanency of the housing subsidy.

A review of other localities found that the County's fees are generally comparable to those of the neighboring cities and towns. To provide a cross-jurisdiction comparison of development costs, the 2009 Marin Countywide Housing Element Workbook surveyed all 12 local jurisdictions on residential development fees. Jurisdictions provided development fees for the two hypothetical scenarios discussed above. The following two figures (Figure III-11 and Figure III-12) illustrate the portion of planning, building, and impact fees that contribute to the total charged by each jurisdiction. Fees collected by outside agencies, such as water, sewer, and school impact fees, are also included.

In the comparison for the single-family home, the County of Marin's fees were close to the median, including \$18,188 in jurisdiction fees and \$24,244 for non-jurisdiction fees. The same comparison for the multi-family development found that the County's fees were

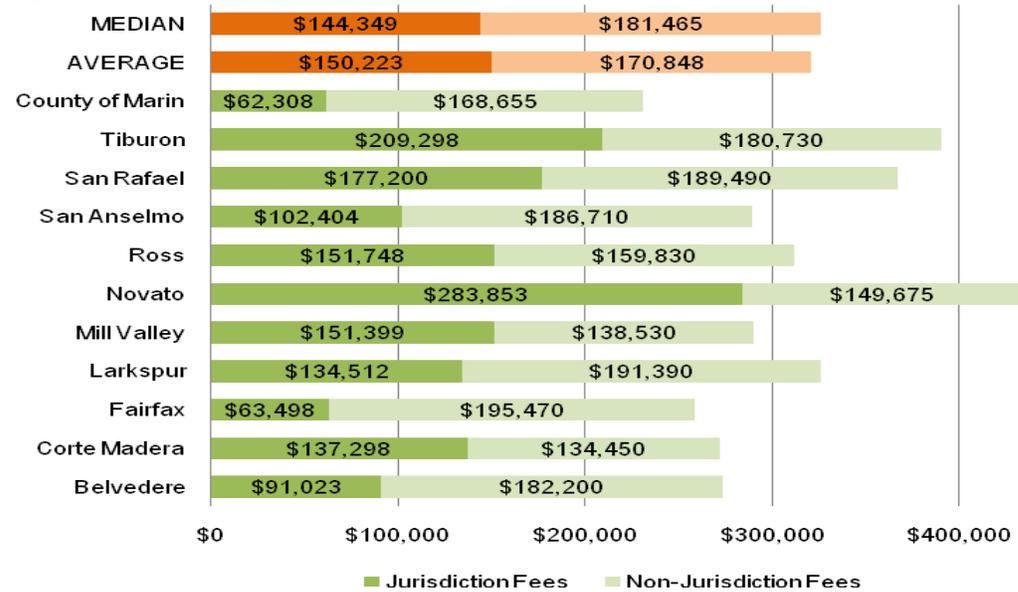
considerably below the median, including the lowest fees charged by a jurisdiction, at \$62,308, and \$168,655 in non-jurisdiction fees.

Figure III-11: Comparison of Total Development Fees, Single Family Home



Source: 2009 Marin Countywide Housing Element Workbook, Development Fee Survey Report

Figure III-12: Comparison of Total Development Fees, 10-unit Condo



Source: 2009 Marin Countywide Housing Element Workbook, Development Fee Survey Report

Inclusionary Housing

Marin County has had an inclusionary housing requirement since 1980. Section 22.22 of the Development Code currently requires that a residential development consisting of 2 or more units provide 20% of the total units as affordable housing. Rental developments must be affordable to very low income households, and ownership developments must be affordable to low income households. All inclusionary units must be deed restricted in perpetuity. Units should be provided within the development, although the ordinance allows for flexibility; subject to the Director's approval, units may be constructed off-site, real property may be dedicated, or an in-lieu fee may be paid. The fee option is at the discretion of the Director.

Figure III-13: Inclusionary Housing Calculation for Residential Development

Project Size (Number of Units)	Inclusionary Calculation	Inclusionary Requirement
1	N/A	N/A
2	0.4	Fee for 0.4 unit
3	0.6	1 unit
4	0.8	1 unit
5	1	1 unit
6	1.2	1 unit and Fee for 0.2 unit
7	1.4	1 unit and Fee for 0.4 unit
8	1.6	2 units
9	1.8	2 units
10	2	2 units

A fee study was conducted in 2008 to update the in-lieu fee. The basis for the fee is the difference between the development costs and prices of modest housing in Marin County and the amount that lower income households can afford to pay for housing. To establish this affordability gap, the gaps for rental and for-sale housing were identified and then combined. The in-lieu fee in 2009 is \$232,000. Funds are deposited into the Affordable Housing Trust Fund.

Affordable Housing Impact Fee

Because the majority of homes constructed in Marin County consist of custom built high-end market units, most residential development is not subject to the Inclusionary Housing requirement. The County found it appropriate to establish a fee on single-family home development to address the shortage of low-income homes in the community. A nexus study was conducted in 2008 to determine the appropriate amount for an affordable housing impact fee to be charged on new single-family home development which would mitigate the impact of an increase in demand for affordable housing due to employment growth associated with the new single-family development.

The Affordable Housing Impact Fee, adopted in October 2008, applies to all new single-family homes greater than 2,000 square feet. Teardowns and major remodels that would result in over 500 square feet of new space and a floor area of greater than 2,000 square feet are also subject to the Affordable Housing Impact Fee. The fee is either waived or reduced when a second unit is included as part of the proposed project. Fees are assessed as shown in Figure III-14 below:

Figure III-14: Affordable Housing Impact Fee Exactions

Example Home Size	Fee Per Square Foot	Housing Impact Fee (\$5 and \$10 per ft ²)	If proposed project includes second unit or agricultural worker unit
< 2,000	\$0	\$0	\$0
2,500	\$5	\$2,500	\$0
> 3,000	\$10	\$10,000	\$5,000
3,500	\$10	\$15,000	\$7,500
4,000	\$10	\$20,000	\$10,000

From its inception in January 2009 through June 2009, the Affordable Housing Trust Fund collected \$32,560 in Impact Fees. As part of a package to address the economic downturn, the Affordable Housing Impact Fee was temporarily suspended for homes less than 4,000 square feet on August 11, 2009 and will remain suspended through June 30, 2010, unless extended. However, in order to offset the impact of the temporary suspension on the balance of the Affordable Housing Trust Fund, the Board of Supervisors committed to transfer funds from the General Fund in the amount of \$80,000.

Permit Fees – Outside Agencies

Unincorporated Marin’s water and sanitary disposal needs are serviced by 20 separate water, sanitation, community service, and public utility districts. In June 2009, the Community Development Agency informed all districts of the 2009 Housing Element update through written correspondence. Per SB 1087, the letter detailed:

- the need to accommodate new residential units per the Regional Housing Needs Allocation at the prescribed income levels. ; and
- the requirement that water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

Upon adoption, the Community Development Agency will provide a copy of the Housing Element to water and sewer providers.

As discussed previously, fees from outside agencies constitute a significant share of the total fees charged to a project. While the County does not control outside agency fee schedules, an analysis of cumulative fee impacts establishes a broader picture of potential housing constraints. A program is included to work with these agencies to encourage fee waivers for affordable and special needs housing (*3.e Coordinate with Other Agencies*).

Water Connection and Impact Fees

Water fees are determined by each water district. Marin is served primarily by two districts, North Marin Water District and Marin Municipal Water District. This fee analysis continues using the two previously described housing scenarios of a 2,400 square foot house and a 10-unit condo development.

Figure II-15 below summarizes typical water fees for new residential developments. It includes installation fee, connection fee, meter charge, and any other initial fees required prior to the commencement of service. Monthly service fees and any other ongoing charges are not included.

Figure III-15: Average Water Fees

Service Area	Water District	Single-family Home	10-Unit Condo
Belvedere	Marin Municipal Water District	\$14,141	\$102,890 (\$10,289 per unit)
Corte Madera			
Fairfax			
Larkspur			
Mill Valley			
Ross/Kentfield			
Tiburon			
San Anselmo			
San Rafael			
Novato	North Marin Water District	\$23,275	\$76,175 (\$7,618 per unit)

Source: 2009 Marin Countywide Housing Element Workbook

Sewer Connection and Impact Fees

Unincorporated Marin is served by approximately 16 sanitary districts. Each sanitary district categorizes and calculates sewer fees using a different method. A new residential development may be subject to fees for permits, inspections, connection, and impact. Terminology between districts is not standardized. The average fees provided in Figure III-16 summarize typical sewer fees for new residential developments. The figures include installation fees, connection fees, inspection fees, and any other initial fees charged prior to the commencement of service. Monthly service fees and any other ongoing charges are not included. Despite the number of sanitary districts and charging methods, sewer fee levels are remarkably consistent across the surveyed jurisdictions.

Figure III-16: Average Sanitary Fees

Service Area	Sanitary District	Single Family Home	1-Condo Unit	10-Unit Condo
Belvedere	Sanitary District No. 5	\$7,351	\$6,083	\$60,290 (\$6,029 per unit)
Tiburon		\$7,282	\$6,026	\$59,720 (\$5,972 per unit)
Corte Madera	Sanitary District No. 2 (Jurisdiction)	\$6,747	\$6,747	\$67,470 (\$6,747 per unit)
Fairfax	Ross Valley Sanitary District No 1.	\$6,794	\$6,594	\$56,940 (\$5,694 per unit)
Larkspur †				
Ross				
San Anselmo				
Mill Valley	Jurisdiction's Department of Public Works	\$4,000	\$4,000	\$40,000 (\$4,000 per unit)
Novato	Novato Sanitary District	\$7,390	\$7,390	\$73,900 (\$7,390 per unit)
San Rafael	Las Gallinas Sanitary District	\$6,200	\$6,200	\$62,000 (\$6,200 per unit)

† Jurisdiction calculated slightly lower fees than sanitary district.

Housing for People with Disabilities

As noted in the Special Needs section of the Housing Needs Assessment, persons with disabilities have specific housing needs related to affordability, accessibility, access to transportation and services, and alternative living arrangements (such as Single Room Occupancy units and housing that includes supportive services). The County ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and Federal requirements for accessibility.

Reasonable Accommodation

A series of Federal and State laws have been enacted over the past several years to prohibit policies that act as a barrier to individuals with disabilities who are seeking housing. Among such laws are the Federal Fair Housing Amendments Act of 1988, California's Fair Employment and Housing Act, and the State's housing element law. Additionally, the U.S. Department of Housing and Urban Development (HUD) requires that localities utilizing Community Development Block Grant (CDBG) funds prepare an Analysis of Impediments to Fair Housing Choice. Taken together, these pieces of legislation require jurisdictions to take affirmative action to eliminate regulations and practices that deny housing opportunities to individuals with disabilities.

Consistent with Federal and State law, each housing element should contain policies and programs to implement fair housing laws and to provide housing for all needs groups. Fair housing laws and supporting Federal and State legislation require all cities and counties to further housing opportunities by identifying and removing constraints to the development of housing for individuals with disabilities, including local land use and zoning barriers, and also to provide reasonable accommodation as one method of advancing equal access to housing.

The fair housing laws require that cities and counties provide flexibility or even waive certain requirements when it is necessary to do so in order to eliminate barriers to housing opportunities for people with disabilities. An example of such a request might be for installation of a ramp in a front yard to facilitate access from the street to the front door.

The State Attorney General, in a letter to the City of Los Angeles in May 2001, stated that local governments have an affirmative duty under fair housing laws to provide reasonable accommodation, and that "[i]t is becoming increasingly important that a process be made available for handling such requests that operates promptly and efficiently." The Attorney General advised jurisdictions not to rely on existing variance or conditional use permit processes, because they do not provide the correct standard for making fair housing determinations, and because the public process used in making entitlement determinations fosters opposition to much needed housing for individuals with disabilities. In response to the Attorney General's letter, many cities throughout the State are adopting fair housing reasonable accommodation procedures as one way of addressing barriers in land use and zoning regulations and procedures.

A fundamental characteristic of a fair housing reasonable accommodation procedure is the establishment of appropriate findings that reflect the intent and specific language of both the Federal and State fair housing statutes. This is somewhat different from traditional or typical zoning cases, because here the focus of review is on the need of the individual with disabilities to overcome barriers to housing, not on the topography of the site or unique characteristics of the lot. The focus here is solely on the special needs of the individual to utilize his or her home or dwelling unit, which is directly related to the individual's disability. It

is this reasoning that underlies the Attorney General's warning not to utilize variance criteria for such determinations.

Procedures for Ensuring Reasonable Accommodations

To provide exceptions in zoning and land use criteria for housing for persons with disabilities, Marin County currently utilizes either a variance or an encroachment permit process to accommodate requests, such as for special structures or features (e.g., access ramps or lifts) needed by persons with physical disabilities. While both variance and encroachment permit applications may be handled through an administrative procedure, the standard used to evaluate such exceptions may conflict with laws applicable to housing for persons with disabilities. As a result, this Housing Element includes a program to establish in the Development Code a written and administrative reasonable accommodation procedure for providing exceptions in zoning and land use regulations for housing for persons with disabilities (*2.g Ensure Reasonable Accommodation*).

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State has removed any local discretion for review of small group homes for persons with disabilities (six or fewer residents). The County does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no County initiated constraints on housing for persons with disabilities caused or controlled by the County. The County also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under Chapters 11 A & B, 2007 version of the California Building Code Title 24. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. Finally, this Housing Element includes a program to amend the Development Code to clarify that retrofitted access ramps are permitted in setback areas (*2.g Ensure Reasonable Accommodation*).

Zoning and Other Land Use Regulations

Marin County implements and enforces Chapters 11 A & B, 2007 California Building Code Title 24. The County provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

The County has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of housing for these individuals.

Examples of the ways in which the County facilitates housing for persons with disabilities through its regulatory and permitting processes include:

- The County permits group homes of all sizes in all residential districts. All of the County's commercial zones also allow group homes. The County has no authority to approve or deny group homes of six or fewer people, except for compliance with building code requirements, which are also governed by the State.
- The County does not restrict occupancy of unrelated individuals in group homes and does not define family or enforce a definition in its zoning ordinances.
- The County permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the County. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

Permitting Procedures

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. Requirements for building permits and inspections are the same as for other residential projects. Staff is not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities. As discussed above, County Code allows group homes of six or fewer persons by right, as required by State law. No use permit or other special permitting requirements apply to such homes. The County does require a use permit for group homes of more than six persons in all residential and commercial zones that allow for residential uses. The County does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements were required for an existing group home, a building permit would be required. If a new structure were proposed for a group home use, design review would be required as for other new residential structures. The permit process has not been used to deny or substantially modify a housing project for persons with disabilities to the point where the project became no longer feasible.

Universal Design

Marin County has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in their homes as their physical needs and capabilities change. A program in this Housing Element calls for the adoption of universal design standards during this planning period (*2.g Ensure Reasonable Accommodation*).

Sites Inventory and Analysis

Land Characteristics of Marin County: Development Policy and Objectives

Marin County includes a total area of approximately 606 square miles of land and water, of which 91,065 acres are taxable¹. Nearly 84% of the County consists of open space, watersheds, tidelands, parks, and agricultural lands.² Significant public amenities include the federally protected Golden Gate National Recreation Area, the Marin Islands National Wildlife Refuge, the Muir Woods National Monument, the Point Reyes National Seashore, and the San Pablo Bay National Wildlife Refuge. 11% of Marin County's area has been developed, primarily within cities and towns, near services, and along major transportation corridors. Much of the additional land potentially available for higher density development (approximately 5% of the County) is in incorporated cities and towns.

The Marin Countywide Plan recognizes four separate environmental corridors present in the County, based on specific geographical and environmental characteristics and natural boundaries formed by north-south running ridges.

The Baylands Corridor, encompassing lands along the shoreline of San Francisco, San Pablo, and Richardson Bays, provides heightened recognition of the unique environmental characteristics of this area and the need to protect its important resources. The area generally contains marshes, tidelands, and diked lands that were once wetlands or part of the bays, and adjacent, largely undeveloped uplands. Less than one percent of the County's residents live in the Baylands Corridor.

The City-Centered Corridor, along Highway 101 in the eastern part of the County near San Francisco and San Pablo bays, is designated primarily for urban development and for protection of environmental resources. This corridor is divided into six planning areas, generally based on watersheds, and is intertwined with Marin's 11 cities and towns. Nearly 96% of Marin County's population lives in the City-Centered Corridor, where the majority of development is concentrated.

The Inland-Rural Corridor in the central and northwestern part of the County is primarily designated for agriculture and compatible uses, as well as for preservation of existing small communities. Less than 2% of Marin County's population lives in the Inland-Rural Corridor.

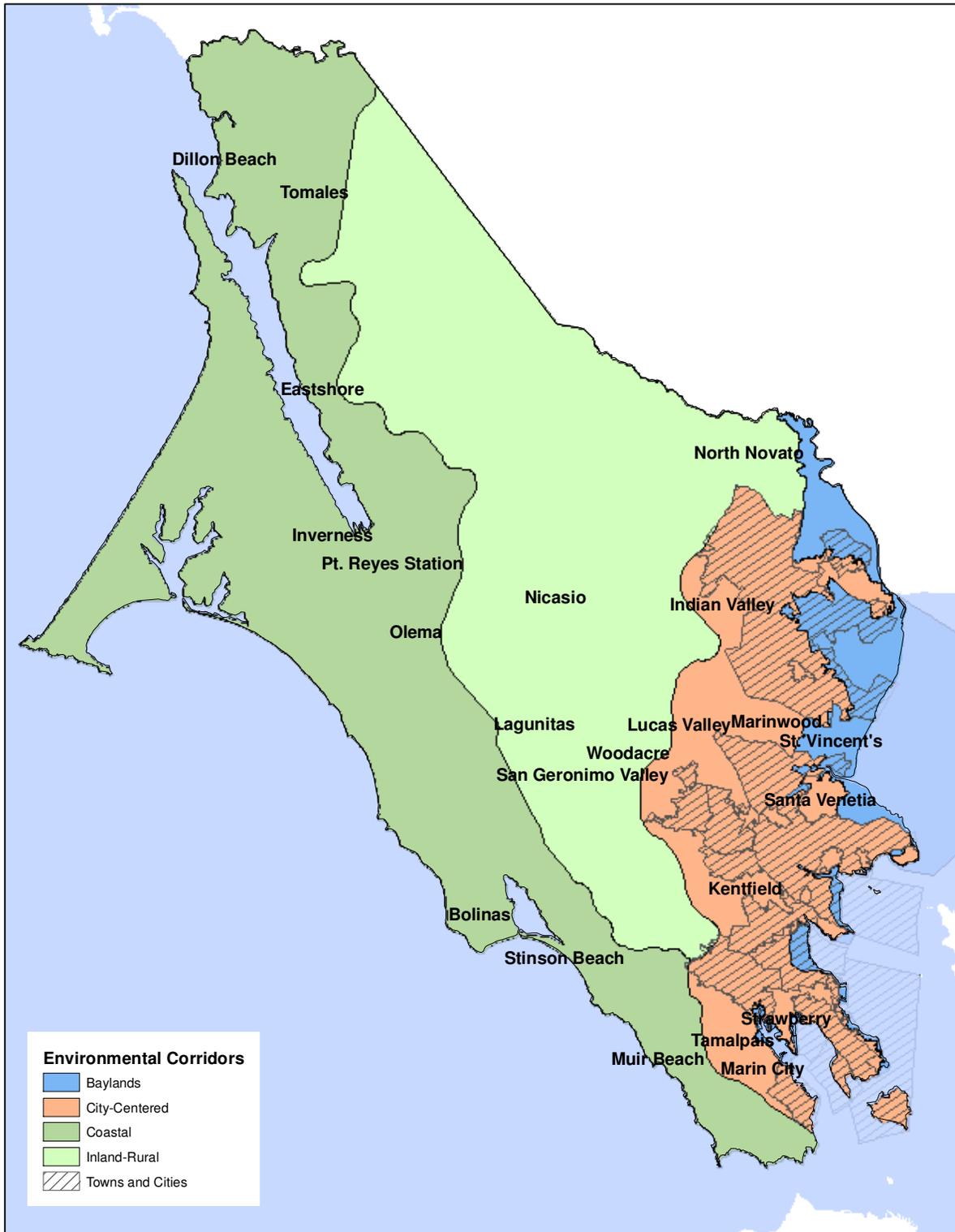
The Coastal Corridor is adjacent to the Pacific Ocean and is designated primarily for agriculture, Federal parklands, recreational uses, and the preservation of existing small coastal communities. Approximately 2% of Marin County residents live in the Coastal Corridor.³

¹ Marin County Assessor-Recorder's Office, June 2008

² Marin Countywide Plan, Building Environment Element, Community Development, page 3-10.

³ General Demographic Characteristics for Marin County California Cities and Places, Marin County Community Development Agency, <http://demographics.marin.org/2000comdevcensus/index.cfm>.

Map 1: Marin County and Its Unincorporated Communities



As a result of policies in the Countywide Plan, community plans, and the Local Coastal Program, residential development in Marin County is directed to the City-Centered Corridor and limited in the Inland-Rural and Coastal Corridors. Urban-type development of moderate densities is most compatible with the City-Centered Corridor, close to transit, services, and Marin's cities and towns.

The Inland-Rural and Coastal communities recognize the need, and advocate for, housing affordable to visitor serving employees, agricultural workers, and other local workers in their communities. Multi-family or moderately dense development permitted in the coastal areas is directed as infill within the various villages.

Affordable Housing in Marin County

As of 2008, there were approximately 6,500 households benefiting from deed restricted affordable housing throughout Marin County's 12 jurisdictions.⁴ There are over 101 privately managed rental properties with 2890 units, 274 inclusionary rental units, 758 below-market ownership homes, nine public housing properties two State funded properties comprising 573 units and 2269 Section 8 vouchers; for a total of 6490 units. 770 of these units restricted to moderate, low, very low, and extremely low income households are located in the unincorporated County (Figure IV-1), not including Section 8 vouchers. The majority of affordable housing is in the City-Centered Corridor, although there are several deed restricted rental and ownership properties in the villages of West Marin and the Inland-Rural Corridor. These developments demonstrate the future potential for affordable housing development in a range of communities and geographic locations throughout the diverse environs of unincorporated Marin.

Figure IV-1: Units Restricted for Affordability in the Unincorporated County

	VL 0 – 50%	L 50-80%	Mod 80-120%	TOTAL
Restricted rentals	325	47	13	385
BMR ownership	0	35	56	91
Public housing	294	0	0	294
TOTAL	619	82	69	770

Source: Marin County Community Development Agency, as provided to ABAG

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a key part of State housing element law (Government Code Section 65580) and is a central factor in satisfying periodic required updates of the housing element. Every city and county in the State of California has a legal obligation to respond to its fair share of the projected future housing needs in the region in which it is located. Housing element law requires local governments to update land use plans, policies, and zoning to accommodate projected housing growth. The RHNA figure is not a projection of residential building permit activities but of housing need based on regional growth projections and regional policies for accommodating that growth. On January 18, 2007, the Executive Board of the Association of Bay Area Governments adopted the 2007-2014 Bay Area regional allocation of need numbers, which included a formula for distributing the regional housing need across all the jurisdictions in the nine-county Bay Area. The allocation methodology relied on weighted factors, including 40% household growth, 20% existing employment, 20% employment

⁴ Marin County Affordable Housing Inventory 2008, Marin County Community Development Agency, <http://www.co.marin.ca.us/depts/cd/main/housing/publications/publications.cfm#inventory08>

growth, 10% job growth near transit, and 10% household growth near transit. Figure IV-2 summarizes the Regional Housing Needs Allocation for all jurisdictions in Marin County.

Marin jurisdictions overall saw a decrease in the 2007-2014 allocation from the 1999-2007 allocation. This was due to the methodological decision to focus growth in transit-oriented areas of the Bay Area. Because Marin has no fixed transit and a relatively low service level of bus transit, the RHNA share was reduced. The figures for unincorporated Marin County increased, however, due to changes (contractions) in sphere-of-influence boundaries for several of the County's cities, which had the effect of shifting housing needs from affected cities to the unincorporated County.

Figure IV-2: Regional Needs Housing Allocation

City	NEW CONSTRUCTION NEEDED BY INCOME CATEGORY				2007- 2014 Total	2000- 2007 Total
	Very Low (0-50% AMI)†	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (120%+ AMI)		
Belvedere	5	4	4	4	17	10
Corte Madera	68	38	46	92	244	179
Fairfax	23	12	19	54	108	64
Larkspur	90	55	75	162	382	303
Mill Valley	74	54	68	96	292	225
Novato	275	171	221	574	1,241	2,582
Ross	8	6	5	8	27	21
San Anselmo	26	19	21	47	113	149
San Rafael	262	207	288	646	1,403	2,090
Sausalito	45	30	34	56	165	207
Tiburon	36	21	27	33	117	164
Unincorporated	183	137	169	284	773	521
Total Marin County	1,095	754	977	2,056	4,882	6,515

† Extremely Low Income (ELI) units are assumed to be 50% of the Very Low (VL) income RHNA figure, or 91 units, for the unincorporated County.

Source: http://www.abag.ca.gov/planning/housingneeds/pdfs/Final_RHNA.pdf accessed 8/31/09; Marin County Community Development Agency

Every housing element must demonstrate that the local jurisdiction has made adequate provisions to support development of housing at various income levels (very low, low, moderate, and above moderate) to meet its 'fair share' of the existing and projected regional housing need. However, because local jurisdictions are rarely, if ever, involved in the actual construction of housing units, the RHNA numbers establish goals that should be used to guide planning and development decision-making. Specifically, the numbers establish a gauge for determining whether the County is allocating adequate sites for the development of housing, particularly housing at higher densities to achieve the housing goals for lower income households. The County permitted residential units in excess of the RHNA figures in all income categories for the last planning period (1999-2007) (see Appendix A: Evaluation of 2003 Regional Housing Needs Allocation).

Income limits are updated annually by the US Department of Housing and Urban Development (HUD) for each county or metropolitan statistical area (MSA) and are used to determine the affordability levels of needed housing. The State Department of Housing and Community Development (HCD) also adjusts the standards set by HUD and releases income limits. Many State and local programs use these eligibility limits instead. Examples of wages as they relate to income categories are illustrated in Figure II-14.

Sites Inventory and Analysis

This section of the Housing Element addresses the requirements of Government Code Sections 65583 and 65583.2. In response to these sections, the County is required to provide an inventory of sites suitable for housing development that can accommodate Marin County's short-term housing development objectives, as determined by the Regional Housing Needs Allocation for the period of January 2007 to June 2014.

Methodology to Satisfy RHNA Objectives

Marin County's housing needs will be met through the implementation of a variety of strategies. The primary method for addressing the adequate sites requirement is the identification of available vacant and underutilized sites that are appropriately zoned and likely to develop within this planning period. Analysis includes a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community. Figure IV-6 provides a summary inventory of potential housing sites, each of which is analyzed in detail in Appendix F: Site Inventory Profiles. Affordable housing potential is discussed below under the heading Capacity for Lower-Income Housing.

The secondary method of addressing the adequate sites requirement is through an inventory of dwellings that received building permits between January 1, 2007, the beginning of the Regional Housing Needs Allocation (RHNA) period, and the writing of this element (August 2009). Additionally, 153 market rate units converted to deed restricted affordable rental units are accounted for in the overall development inventory. Figure IV-3 provides a summary of building permits issued or units converted since the beginning of this planning period.

The combination of these strategies, including the available land inventory, units constructed to date, and conversions, demonstrates that land is available to meet the total RHNA figure during the timeframe of this Housing Element (2007-2014).

Residential Development Permitted Between January 2007 and August 2009

A jurisdiction may utilize units constructed or under construction between the base year of the RHNA period and the beginning of the new planning period to meet the RHNA. These units can be credited against the RHNA to determine the balance of site capacity that must be identified. Figure IV-3 lists building permits issued from January 2007 to July 2009, showing progress in meeting the 2007-2014 regional housing needs.

Figure IV-3: Unit Development Inventory

Project Name	Status (Built, Under Construction, Approved, etc.)	Total Units	Units by Income Level*				Method of Affordability: (1) Sales price (2) Rent price (3) Type of Subsidy
			VL	L	M	AM†	
Single-family building permits issued between January 1, 2007 and July 2009		111	0	0	0	111	No subsidy.
Multi-family building permits issued between January 1, 2007 and July 2009		0	0	0	0	0	n/a
New second units permitted between January 2007 and March 2009	Permitted	35	0	0	28	7	Rent price. See Second Unit Survey 2008 discussion below.
Ridgeway Apartments - converting to low income (60% AMI)	Conversion from market rate to low income	153	0	153	0	0	Rent price. RDA set-aside funded conversion of market units.
Total units under construction or rehabilitation		299	0	153	28	118	
RHNA 2007 - 2014		773	183	137	169	284	RHNA 2007 - 2014
<i>Remaining need</i>		<i>474</i>	<i>183</i>	<i>0</i>	<i>141</i>	<i>166</i>	<i>Remaining need</i>

VL = Very low income; L = Low income; M = Moderate income; AM = Above moderate income.
 Note: A detailed discussion on income categories for second units can be found in the section titled.

Conversion of the Ridgeway Apartments

Marin County is eligible to utilize the provisions of the alternate adequate sites program, set forth in Government Code Section 65583.1(c), and will do so through the conversion of 153 units in a multi-family apartment complex from market rate to 100% affordable.

The Ridgeway Apartments is a 225-unit rental property in Marin City with 72 units currently restricted for very-low and extremely-low income households. Marin County, the Marin County Redevelopment Agency, and St. Anton Partners are collaborating to convert the 153 unrestricted units to long-term restricted units affordable to low income households and to extend the term of affordability for the existing deed restricted units. The Gateway Apartments Partners (GAP) have repaid the California Housing Finance Agency loan obtained by GAP to develop the Ridgeway Apartments in Marin City in 1995. Following loan repayment, the Redevelopment Low-Moderate Income Housing Funds (20 percent set-aside) will be dedicated to Ridgeway Marin LLP for the conversion and maintenance of the 153 affordable units. As of 2009, the annual 20% set-aside funds will be approximately \$330,000, and the set-aside is pledged to the Ridgeway Marin LLP until 2041, the duration of the redevelopment bond payments.

Per Government Code Section 65583.1(c)(1)(C), 153 units at the Ridgeway Apartments meet the conversion requirements as defined for conversion of multifamily rental units of 4 or more from non-affordable to affordable (65583.1(c)(2)(b)). Compliance with statutory requirements is itemized in Figure IV-4 below. This conversion represents approximately 20% of Marin County's Regional Housing Needs Allocation. This Housing Element contains a program (*2.w Monitor Rental Housing Stock*) that addresses conversion of market-rate housing units to long-term deed restricted affordable rentals,

with a subprogram that specifically addresses the Ridgeway conversion (*2.w Monitor Rental Housing Stock, subprogram c Provide support and funding to purchasers of the Ridgeway Apartments to facilitate conversion of 153 units of market rate rental housing to long-term deed restricted units affordable to low income households*).

Figure IV-4: Ridgeway Apartments Compliance with Adequate Sites Alternative Criteria

Government Code	Method of Compliance
Section 65583.1(c)(4)	Marin County will provide committed assistance within the first two years of the planning period.
Section 65583.1(c)(1)(B)	Marin County will dedicate \$337,000 in committed assistance for conversion of 153 units from market rate to long-term deed restricted affordable rentals using Redevelopment Low-Moderate Income Housing Funds, and this commitment will continue through the term of the Redevelopment Agency bond obligations.
Section 65583.1(c)(1)(B)	Funds are sufficient to rehabilitate and convert the identified units at affordable rents. The converted units will be affordable to low- or very-low-income households and will be deed restricted to households at 60% of area median income through 4% tax credit and bond requirements.
Section 65583.1(c)(2)(B)(ii)	Units were not affordable to very-low- or low-income households at the time they were identified for acquisition.
Section 65583.1(c)(2)(B)(iii)	If the acquisition results in displacement of very-low- or low-income households, relocation assistance will be provided to those occupants permanently or temporarily displaced, consistent with Health and Safety Code Section 17975, including rent and moving expenses equivalent to four (4) months.
Section 65583.1(c)(2)(B)(iv)	Units will be decent, safe, and sanitary upon occupancy.
Section 65583.1(c)(2)(B)(v)	Affordability and occupancy restrictions will be maintained for at least 55 years.

Land Inventory

The County's land inventory was developed using a combination of resources, including the County's GIS parcel database and review of policies in the Marin Countywide Plan Community Development (land use) Element and the Marin County Development Code (zoning). Sites were also identified through direct community input and current development proposals. This cross-analysis resulted in identification of suitable sites and an estimate of potential residential development capacity for these sites. The inventory includes both vacant and underutilized parcels that could be developed for more intense residential uses. Small and large residentially zoned and mixed-use parcels are included to accommodate a range of housing types and income categories.

The land inventory began with over 29,000 assessor's parcels. Studies were conducted by Countywide Plan land use designation groupings. 2,515 multi-family parcels were identified at a range of densities, 187 of which were determined to be vacant. A total of 100 higher density (MF4, MF4.5) parcels zoned at least 30 units per acre were evaluated for underutilized residential potential; however, only five are vacant and none were found likely to redevelop between 2009 and 2014. Multi-family land uses with lesser densities were subsequently evaluated, and several sites were identified for affordable housing based on a methodology discussed below. Sites with single-family development potential were drawn from a group of existing or pending projects and a less rigorous zoning study. A full zoning study of vacant single-family zones was not conducted because single-family zoning is usually not feasible for affordable housing

development. Additionally, the majority of development in Marin County is single-family custom homes at above moderate cost. Approximately 390 commercial and public facility parcels were evaluated at a range of types and capacities. 92 commercial parcels were found to be vacant. Vacant and underutilized parcels were evaluated for residential potential. An emphasis was placed on sites within existing communities and proximity to major roads and services to encourage compact and sustainable development. Opportunities for housing related to community need and local support were also evaluated, particularly in the Inland-Rural Corridor and Coastal Corridor. Development potential on identified sites was also compared to community plans for consistency. Only properties with potential to develop within the planning period were included in the inventory. Figure IV-6 summarizes the housing inventory. Each site is evaluated in detail in Appendix F: Site Inventory Profiles.

Although some properties included in the inventory have received entitlements for residential development in this or past planning periods, the units have not yet been created and were not accounted for in previous housing elements. Marin County reports annually to the Department of Finance on unit development in terms of building permits finalized. Therefore, these potential units have not been reported to that agency in terms of housing development.

Realistic Capacity

Realistic capacity on each site was determined by evaluating the zoned density. Sites constrained by environmental conditions or policy issues were assigned a realistic capacity at the low end of the zoning range. Sites with good affordable housing opportunities were assigned a market rate capacity at the low end of the density range, as well as an affordable housing capacity based on affordable housing incentives and proposed program actions. Sites with a pending project application were assigned a unit capacity in the range of the project. Housing Overlay Designation (HOD) sites identified in the Community Development Element of the CWP were projected to have the full capacity identified for that site. Marin County implements its inclusionary requirement as outlined in Development Code Chapter 22.22, which requires any residential development of two or more units to provide 20% of the units to be affordable to low income households. However, the potential for inclusionary housing is not contemplated in this analysis, consistent with HCD guidelines which do not encourage projected inclusionary housing to satisfy adequate sites requirements.

The unit projections in the ELI, VL, and L Capacity column in Figure IV-6, representing projected realistic capacity for affordable housing units on a site, are often in excess of projections in the Realistic Capacity column. This is because affordable housing is allowed at a higher density than market rate housing per the use permit provision found in Development Code Section 22.22.015 and through certain incentives offered in the Community Development Element of the Countywide Plan.

Capacity for Lower-Income Housing

Affordable housing capacity was determined through two primary means. Sites identified in the Housing Overlay Designation (HOD) of the Community Development section of the CWP (CD-2.c) that are likely to develop within the planning period were included in the list. The underlying zoning for HOD sites ranges in density, however the policy requires residential development on those sites at a minimum of 30 units per acre (CD-2.d). Sites with good affordable housing potential at the general plan land use density rather than zoning were also evaluated based on that greater capacity. Additionally, one

property in the RCR zone is included because the underlying zoning allows housing for lower income or employee use only, and one County owned property is included in the low income category because its use is reserved for affordable housing.

Affordable housing projections for each site do not contemplate the potential for increased density through a density bonus.

Affordable Housing Feasibility Analysis

State law requires that Marin County evaluate sites for affordable housing through an assessment of market demand, financial feasibility, and relevant history, or provide a site inventory with lands zoned at the default density of 30 units per acre. There is not sufficient land zoned at 30 units per acre that is likely to develop by 2014 to meet the default density criteria. Capacity for affordable housing is instead established through a review of local project costs, an evaluation of recent residential project experience, and planning policy suggestions from affordable housing developers. Market demand for affordable housing has clearly been established in Section II, Housing Needs Analysis.

In addition to public workshops, focus group discussions with stakeholders were conducted in the preparation of the Housing Element Update. Feedback received at the Housing Experts meeting on March 25, 2009, as well as from the Housing Advocates meeting on February 3, 2009 (Appendix C), identified three central ideas for facilitating development of housing affordable to lower income households in Marin:

- Provide clear development standards and incentives for affordable housing developments to minimize risk to funders and developers.
- Minimize discretionary review; streamline the permitting process.
- Establish programs appropriate to various Marin locations (urban vs. rural) and be responsive to the local community.

These ideas have been incorporated into the Housing Element Update. For example, in direct response to input received from the development community and the housing advocacy community, and to establish a sound affordable housing inventory criteria, a program is included in this Housing Element to facilitate and streamline the development of affordable housing to accommodate the County's low income housing needs and RHNA objectives (*1.d Streamline the Review of Affordable Housing*). Through implementation of this program, the Development Code will be amended to establish the residential density for affordable projects at the high end of the Countywide Plan density range rather than the zoned density, and to eliminate for affordable projects the master plan, and precise development plan review requirements. This will institutionalize the existing practice of allowing affordable housing at the high end of the density range by eliminating the current use permit requirement in order to exceed the zoning. This has been an effective tool for promoting affordable housing. Under the proposed program, deed restricted developments that provide housing that is affordable to low and very low income households would be exempt from most discretionary review. Affordable housing would be subject only to design review and any review required by State law, such as environmental review (CEQA), the State subdivision map act (tentative map for a subdivision), and the California Coastal Act (coastal permit). Design review would evaluate issues such as massing, parking and traffic impacts, design, colors, and landscaping. Opportunity for input from the local community would be provided at the design review stage, in addition to outreach conducted during the project planning phase.

Housing professionals suggested that increased density would also support the development of affordable housing. This option was closely evaluated but found to be minimally effective because a rezone would likely increase land costs and promote market development instead of affordable housing. These results would make land acquisition less viable for non-profit providers. Because a strategy based on rezoning would be limited to specific parcels in the City-Centered Corridor, it would not likely increase affordable housing opportunities in the Inland-Rural and Coastal Corridors. A meaningful rezone program would also require a General Plan amendment. This process could take two years and delay implementation of effective housing policies. Given the recent (2007) adoption of the Countywide Plan, and the County's commitment to pursuing a certified Housing Element in a timely manner, rigorous processing barriers to affordable housing have been removed and incentives are available. A program to evaluate future site capacities and rezoning is included in this Housing Element (*1.b Conduct a Comprehensive Affordable Housing Sites Inventory*).

Affordable housing development in Marin during the last RHNA cycle demonstrated that housing is possible at a range of densities, particularly when density standards are set by the Countywide Plan land use designation. The Toussin Senior Housing project achieved 36 units per acre within a small community by relying on the Countywide Plan (CWP) land use. Similarly, the Fireside Motel was able to achieve 45 units per acre of clustered development using the same method and a density bonus. Interviews with a range of affordable housing developers with experience in Marin County⁵ revealed that the desired minimum number of units in a project is approximately 25⁶. To achieve this, lot size and zoning were less of a factor than net land costs and total unit potential.

Figure IV-5: Affordable Housing Units Developed in the Previous Planning Period

Project Name	CWP 2007	Zoning 2009	Very Low Income	Low Income	Moderate Income	Total	Parcel Acreage	Units per Acre
Gibson House (Bakery)	C-SF5, C-NC	C-RA-B2, C-VCR	7	0	0	7	.40	20
Bolinas Gas Station (BoGas)	C-NC	C-VCR	8	0	0	8	.29	27
Fireside Motel	RS	RMPC-12.7	50	0	0	50	1.1	45
Toussin Senior Housing (Ross Hospital)	MF4	RMP-20	13	0	0	13	0.38 (0.56 FAR)	36
Point Reyes Affordable	C-MF2	C-RMP-4.3	10	16	8	34	n/a	1.8
Strawberry Shopping Center (Mixed Use)	GC	RMPC	0	4	1	5	8,502 sq.ft. total	678-690 sq.ft. units
Gates Cooperative (New floating home berths at existing Marina)	FH	BFC-RF	30	4	4	38	n/a	n/a
TOTAL			118	24	13	155	-	-

Note: The Gates Cooperative has received entitlements but not building permits.

⁵ EAH Housing, 9/17/09; Eden Housing 9/14/09; Falcone Development Services 9/15/09; HART Marin (for-profit developer of market and affordable housing) 9/15/09; PEP Housing 9/14/09;

⁶ Smaller local housing providers operate on a much smaller scale.

A financial feasibility assessment of affordable housing projects has also demonstrated that projects are successful at a range of densities when projects are allowed to employ CWP densities. A housing cost analysis in Section III: Constraints and Opportunities for Housing Development found that multi-family development in Marin County runs approximately \$490 per square foot. Discussions with non-profit developers⁷ confirm that despite a range of project sizes and localities, this cost is relatively consistent. Both large and small projects have recently resulted in a per unit cost of over \$400,000. This is a function of high land costs and necessary mitigations of difficult site conditions on available land in the County. Because the cost of land in Marin is so high, no unsubsidized housing affordable to lower income households has been constructed in recent years.

Development Capacity for Affordable Housing on Small Sites

While small projects may be difficult to fund and are considered less efficient to manage, Marin has demonstrated that small site development is effective in this jurisdiction where affordable housing is provided by both large providers and small local community based organizations. Organizations providing affordable housing on small sites include the Bolinas Community Land Trust (BCLT), Community Land Trust Association of West Marin (CLAM), West Marin Ecumenical Senior Housing (EAH Housing), PEP Housing, San Geronimo Valley Family Housing, in addition to others operating in the incorporated areas of the County.

Within the last housing element cycle, seven major affordable housing projects were approved (Figure IV-5). Collectively, these provided or will provide 155 units of very low, low, and moderate income housing in unincorporated Marin County. Four of these developments were constructed on small sites, achieving an average net (?) density of 32 units per acre.

Marin County offers density incentives for affordable housing⁸ that have been applied effectively to small-lot development. Affordable housing is currently allowed to the maximum density of the applicable Countywide Plan Land Use designation with a use permit (Development Code Section 22.22.015). Proposed program, *1.d Streamline the Review of Affordable Housing*, will eliminate the use permit requirement and apply the CWP land use range rather than the zoning density to all housing projects affordable to low and very low income households. Additionally, per Development Code Section 22.24.020.F, in commercial/mixed-use and industrial land use categories, as designated in the Countywide Plan (CD-8.7), the floor-area ratio may be exceeded for deed-restricted units that are affordable to very low or low income households, subject to any limitations in the Countywide Plan. For deed-restricted units that are affordable to moderate-income households, the floor area ratio may be exceeded in areas with acceptable levels of traffic service, subject to any limitations in the Countywide Plan, and so long as the level of service standard is not exceeded.

⁷ EAH Housing, 9/17/09; Eden Housing 9/14/09; Falcone Development Services 9/15/09; HART Marin (for-profit developer of market and affordable housing) 9/15/09; PEP Housing 9/14/09;

⁸ See a discussion of codified incentives in Section III: Constraints and Opportunities for Housing Development.

Figure IV-6: Available Land Inventory Summary – Remaining Units

Site Number	Site Name	Site Address	Community	Property APN	Acres	CWP Land Use	Zoning	Realistic Capacity Total	ELI, VL, L Capacity	Vacant, Underutilized
1	Marinwood Plaza	100 Marinwood Ave	Marinwood	164-471-64 164-471-65 164-471-69 164-471-70	4.75	GC	CP	100	49	U - Comm
2	St. Vincent's / Silveira	St. Vincents Dr	St. Vincent's	155-011-08 155-011-28	1,110	PD- Agriculture and Env Resource	A2	221	100	U - PF/AG
3	Big Rock Deli	1500 Lucas Valley Road	Lucas Valley	164-481-11	0.387	GC	CP	2	0	U - Comm
4	MacPhail School	1565 Vendola Dr	Santa Venetia	180-151-18 180-161-09 180-161-10	9.52	PF-SF-6	PF-RSP- 4.36	19	40	U - PF
5	San Pedro Rd.	San Pedro Rd (across from La Brea)	Santa Venetia	180-203-20 180-203-21 180-211-02	5.65	MF-2 SF-4	RMP-4.2 RE-B3	7	0	V - Res
6	650 N. San Pedro	650 North San Pedro	Santa Venetia	180-231-05 180-231-06 180-231-07 180-231-09 180-291-04	14.8	SF-4	RE-B3	12	0	U - Res
7	Roosevelt	30 Roosevelt St	Santa Venetia	179-124-08	0.18	SF-6	RA-B1	1	1	V - Res
8	Rocking H Ranch	Lucas Valley Road	Lucas Valley	164-320-07	501	PR	RMP-0.1	4	0	V - Res
9	Oak Manor	2400 Sir Francis Drake Blvd	Fairfax	174-011-32 174-011-33	1.58	GC	C1-H	10	5	U - Comm
10	Easton Point (Martha Company)	Paradise Drive	Tiburon	059-251-05	110	PR, SF-6	RMP-0.2, R-1	43	0	V - Res
11	Eagle Rock	Bay Vista & Eagle Rock	Strawberry	034-012-27 034-012-21 034-012-28 034-012-29 034-012-24	16.5	PR	RMP-0.1, RMP-0.2, A2-B2	7	0	V - Res
12	Golden Gate Seminary	Seminary Drive	Strawberry	043-265-25 043-265-26	73.57	MF-2	RMP-2.47	100	20	U - Res
13	Pacheco Rd.	Pacheco Rd and Drake Ave	Marin City	052-140-31	9.797	MF-2	RMP-2	10	0	V - Res
14	Donahue Street	Above Marin City, at end of Alta Ave	Marin City	052-140-33	52.327	PR	RMP-0.5	8	0	V - Res
15	Manzanita	150 Shoreline Hwy	Almonte	052-371-03	0.563	GC	CP	2	0	V - Comm

16	Armstrong Nursery	217& 221 Shoreline Hwy	Almonte	052-061-17 052-061-18 052-061-19	1.77	NC	RMPC-6	11	35	U/V-Comm
17	Old Chevron Station	204 Flamingo Rd	Almonte	052-041-41	0.793	GC	CP	2	10	V - Comm
18	Oak Hill School	441 Drake Ave	Marin City	052-140-36	3.87	MF2	RMP-4.2 RE-B3	15	15	U - PF
19	Railroad Ave.	Railroad Ave and Park St	Woodacre	172-053-11 172-053-12 172-053-13 172-053-32	0.496	GC	CP	4	0	V - Res
20	Tomales	290 Tomales-Dillon Beach Rd	Tomales	102-041-44 102-041-43 102-041-42 102-041-41 102-041-40 102-041-01 102-020-01	13.79	C-AG-3 C-SF-6	C-ARP-2 C-RSP-7.26	12	0	V - Res
21	Olema Campground	Shoreline Highway (near Bear Valley Rd)	Olema	166-220-11	9.943	C-RC	C-RCR	10	10	U - Rec
22	Bear Valley Rd.	10045 State Route 1	Olema	166-191-03 166-191-04	1.7	C-NC	C-VCR	5	0	U - Res/Comm
23	Pt. Reyes North	11598 State Route 1	Pt. Reyes	119-240-55 119-212-04	16.89	C-SF-4 C-NC	C-RA-B3 C-RMPC	10	15	V - Res/Comm/Ag
24	Red/Green Barn	510 Mesa Rd	Pt. Reyes	119-198-05	1.525	C-NC	C-VCR-B2	3	10	U - Comm
25	Feed Lot	B St & 6TH St	Pt. Reyes	119-198-09	0.918	C-SF-5	C-RA-B2	3	0	U - Res/Ag
26	Pine Cone Diner	60 4TH St	Pt. Reyes	119-222-08	1.055	C-NC	C-VCR-B2	4	0	U - Comm
27	Grandi Bldg	11101 State Route 1	Pt. Reyes	119-234-01	2.643	C-NC	C-VCR-B2	2	2	U - Comm
28	Castro Street	6921 SFD & 6 Castro St	Forest Knolls	169-023-04 169-023-05	0.54	GC NC	CP VCR	4	2	U - Comm
29	Tamarin Lane	12 Tamarin Ln	Blackpoint	143-190-12	6.54	SF-3	ARP-2	5	0	U - Res
30	Indian Valley	1970 Indian Valley Rd	Indian Valley	146-261-21 146-261-22	7.7	SF-3	A2-B4	5	0	U - Res
	Second Units Projected	20 second units projected per year (2010-2014)						80	0	
Available Land Inventory								721	314	
Unit Development Inventory Jan '07-July '09 (Fig. IV-3)								299	153	
TOTAL unit potential								1020	467	
Regional Housing Need Allocation (2007-2014)								773	320	

Description of Affordable Housing Opportunity Sites

The sites below are discussed specifically to highlight their capacity for affordable housing. Sites identified with only market-rate capacity are not discussed below but are fully analyzed in Appendix F: Site Inventory Profiles.

Site #1 Marinwood Plaza

This 4.75-acre infill site is an unoccupied commercial center with a vacant grocery store, dry cleaner and small liquor store. The site is adjacent to the Hwy 101 corridor, close to transit, services, and employment centers. The Countywide Plan land use is General Commercial (FAR .1 to .4), and the site is subject to the Housing Overlay Designation (HOD), which requires residential development at a minimum of 30 units per acre. The HOD also requires that any new development must include a residential component, 50% of which should be affordable to low and very low income households.. The General Plan allows up to 100 units for this site. A lengthy community process has been conducted to create a guiding principles document, approved in 2007, and identifies desired project components such as a neighborhood market and ancillary retail, housing types and affordability, and site design. Any required rezoning of the site would be conducted concurrently with the processing of a development application. The project has slowed due to the economic downturn and the absence of a market operator. Parcels are under single ownership and the property owner is actively seeking to develop or sell.

Development and Funding Opportunities and Incentives

The Marinwood site could be an excellent location for a tax credit project: either 4 or 9% depending on whether a grocery store operator is identified. The site is in the award winning Dixie School District, close to the Marinwood Community Center, which offers community amenities and services and less than 4 miles from major employers including the County of Marin, Autodesk and Kaiser Permanente. Several larger regional non-profits have expressed interest in the site. Because of the high level of affordability required on the HOD sites, the County is offering development standard adjustments, such as parking, floor area ratio, height and fee reductions as well as funding from local sources. The County currently has set aside \$484,000 in local transportation funds to improve pedestrian and bicycle access to the site and intends to grant funds from the Housing Trust when an affordable housing developer is identified. The site is within the County's Priority Development Area (PDA) and may be eligible for additional funding based on this designation.

Site #2 St. Vincent's/Silveira

This 1,110-acre site is adjacent to Hwy 101, near the proposed SMART rail line, and bordered by residentially developed parcels on two sides. The current uses of the site include a private school, non-profit facilities, and agricultural uses. The Countywide Plan land use is Planned District, Agricultural and Environmental Resource areas. The property is located in the Baylands Corridor. Permitted use is established in the Countywide Plan (CWP). CWP requirements for a master plan for this site (SV-2.2 and 2.5) would supersede any affordable housing master plan waiver. Clustered development of 221 residential units is allowed on 5% of the total acreage, including 121 market units and 100 additional lower income units. The site is located in the vicinity of the civic center with proximity to medical services and retail. A not-for-profit development group has ceased residential development negotiations with the property owners. Parcels are under two ownerships, and the development potential is split between them.

Development and Funding opportunities and Incentives

A senior development including different levels of care from independent living to assisted living complimented with affordable workforce housing has been considered for this site. Shuttle services and alternative transportation has been contemplated to maximize the development potential. The site could also accommodate a HUD 202 funded development and could be eligible for local funding sources including CDBG, HOME and Housing Trust.

Site #4 MacPhail School

This 9.52-acre site is an unused school adjacent to residential neighborhoods. The existing old school buildings are vacant and decaying, including boarded up windows and graffiti. The site is located in a residential area adjacent to nature preserves, close to schools, a community center, approximately one mile to a convenience store and less than 2 miles to services including a market, gas station, and neighborhood serving retail. The Countywide Plan land use is Public Facilities and Single Family (4-6 du/ac) which could allow a maximum density of 57 units. Due to environmental constraints (as outlined on page 4 of Appendix F), realistic capacity is set at 19 units for market development due to policy constraints, and 40 units of affordable housing based on Countywide Plan incentives. Buildable area could fit within the developed acreage (about 4.5 acres) to minimize disturbance. Parcels are under single ownership. The school district may be interested in selling the property to generate revenue.

Development and Funding Opportunities and Incentives

The site could accommodate a larger rental project which could meet the economy of scale requirements of a larger regional non-profit developer. A development could be eligible for local funds including Housing Trust funds, and compete for CDBG, HOME and project based section 8 vouchers.

Site #7 Roosevelt

This 0.18-acre vacant lot is owned by the County and designated for affordable residential use. It is located in a residential neighborhood near transit, schools, a community center, a market and a major employment center. The General Plan land use designation is Single Family (4-7 du/ac). A deed restricted primary and secondary unit is anticipated on the site.

Development and Funding Opportunities and Incentives

It is likely that this site would be donated to a small non-profit developer or a regional developer with an emphasis on homeownership. There are also several larger non-profits with affordable developments within a short distance that could develop and manage a small development here using staff from larger developments in the neighborhood. If the site develops as housing for extremely low or very low income, the county would prioritize funding for the site.

Site #9 Oak Manor

This 1.58-acre site is an underutilized commercial center on the major east-west thoroughfare in unincorporated Fairfax. The site is located near services, transit, and schools. The Countywide Plan land use designation is General Commercial (FAR .05 to .15) with a Housing Overlay Designation (HOD) over it, which requires residential development at a minimum of 30 units per acre. The HOD also requires 50% of residential development to be affordable to low and very low income households and any new development must include a residential component. This site could

accommodate 10 units of housing, 5 units of which would be affordable to low or very-low income households. Current uses include a auto repair shop, a convenience store and a laundry mat as well as a closed and boarded up pizza restaurant and two other vacant retail stores. Undeveloped and underutilized land is very rare in the community which would increase the likelihood of development. The site has a large underutilized parking lot and redevelopment could occur over or to the side of the existing commercial use or the site could be completely redeveloped with commercial space and housing above or adjacent. Residential use is encouraged and required by the Countywide Plan in the case of redevelopment or major remodels.

Development and Funding Opportunities and Incentives

As with site #1 this is a HOD site. Due to the high level of affordability required the County is offering development standard adjustments, such as parking, floor area ratio, height and fee reductions as well as funding from local sources. The County would intend to grant funds from the Housing Trust when an affordable housing developer is identified. A small special needs project could be appropriate on the site and given the proximity to amenities it could be eligible for many sources of State funding such as MHSP funds as well as 9% tax credits.

Site # 12 Golden Gate Seminary

This 73.57-acre underutilized site is located along the bay in a residential setting. Current uses include student dormitories, a playing field, instructional buildings, and a chapel, however large parts of the site are undeveloped. The CWP land use designation is Multi-Family-2 (1-4 du/ac) and there is an approved Master Plan with a un-extinguished entitlements for 153 multi-family units. Communication with the property developer indicates that existing student dormitories will be replaced with new and additional apartments, and approximately 100 new units are being considered. The parcels are under a single owner.

Development and Funding Opportunities and Incentives

Planning for the site is in the very early stages, but development may include a replacement of dormitories with family housing for students and faculty. A portion of the site could be sold to an outside developer to raise revenue for the Seminary project. Funding opportunities for workforce housing could include the Workforce Housing Trust Fund, or other local sources such as CDBG, Home or the Housing Trust.

Site #16 Armstrong Nursery

This 1.77-acre underutilized site is located near transit, services, including a grocery store and a pharmacy, and recreational facilities. The lot is disturbed with asphalt paving and sits on the south edge of a neighborhood retail center. The Countywide Plan land use is Neighborhood Commercial (1-20 du/ac, .05-.4 FAR), which would allow 35 units of affordable housing. The property owner expressed support for the inclusion of this site in the Housing Element. The site is currently on the market and affordable housing providers have expressed interest in this site for potential development..

Development and Funding Opportunities and Incentives

The density permitted on the site could accommodate the minimum number of units identified as feasible by larger regional non-profits. There is existing infrastructure on the site. The location is impacted by severe traffic conditions; and a program in the transportation section of the Countywide Plan limits development to the low end of the density range. However, as a way to encourage affordable housing, deed restricted

housing for low and very low income households is exempt from this provision. Additionally, CWP land use standards require that new development on commercial parcels of less than 2 acres include at least 25% residential uses. The site is under the same ownership as site #17 and a scattered site development could be pursued to increase feasibility. The Armstrong site offers an excellent location for a larger non-profit affordable housing developer as it would be competitive for a 9% tax credit development. Other funding could include local sources including Housing Trust, CDBG and HOME funds.

Site #17 Old Chevron Station

This 0.79-acre vacant site is located near transit, across the street from a retail center, including a grocery store and a pharmacy and adjacent to residential neighborhoods. The Countywide Plan land use designation is General Commercial (FAR .05-.3) and Multi Family Planned (12.5 du-ac) and could accommodate 10 units of affordable housing. The site is under the same ownership as site #16 above and the property owner is actively marketing the site and supportive of developing affordable housing.

Development and Funding Opportunities and Incentives

A scattered site development, with site #16, could be pursued to increase feasibility of the site. Funding sources could include 9% tax credits, and local sources including Housing Trust, CDBG and HOME funds.

Site #18 Oak Hill School

This 3.87-acre site is adjacent to residential neighborhoods and located near transit, schools and services, including a senior center, community center and a park. The Countywide Plan land use designation is General Commercial (FAR .05-.3) and Multi Family Planned (12.5 du-ac). It could accommodate 10 units of affordable housing. Previous use was a private school which has relocated and this site is expected to be on the market soon.

Development and Funding Opportunities and Incentives

This site meets the location criteria for a 9% tax credit project (a small development for seniors of similar size was recently awarded tax credits in an unincorporated community). Also feasible on the site may be a homeownership development for very low income families by a regional developer which could leverage significant capital. Housing Trust funds could also be available for this type of development.

Site #21 Olema Campground

This 9.94-acre lot is part of a large private campground that has historically provided short-term, low-cost workforce housing. There is community support to continue to provide workforce housing on the site. The size and location of the property lend to permanent low income housing on this particular parcel, or a portion of the larger property. Countywide Plan land use is Coastal Recreational Commercial (FAR .05 to .15), on which the only residential use permitted is affordable housing. The site could accommodate 10 units of affordable housing. The site is located near visitor serving employment and less than 2.5 miles from the village of Point Reyes Station with services, schools and additional employment.

Development and Funding Opportunities and Incentives

Local community based organizations have expressed interest in preserving and developing this site as affordable workforce housing and could leverage significant donations along with Housing Trust and local community foundation dollars.

Site #23 Point Reyes North

This 16.89-acre residential property on the edge of the village of Point Reyes Station is adjacent to residential uses and schools and close to services. The Countywide Plan land use is Coastal Single Family (1-2 du/ac) and Coastal Neighborhood Commercial/Mixed Use (1 to 20 du/ac. FAR of .3 to .5). 15 units of affordable housing could be accommodated. There is strong support for workforce housing and village infill in the community. The two lots are under single ownership and are on the market for \$1.8 million.

Development and Funding Opportunities and Incentives

CWP land use standards require that development on commercial parcels larger than 2 acres must provide at least 50% of the new floor area for residential uses. A local community based organization has expressed interest in developing housing on this site and could leverage significant donations along with Housing Trust and local community foundation dollars. The site is close to a successful project developed by EAH which provides 26 low-income rentals in single family dwellings. Funding sources for that project included: tax-exempt bonds, CDBG, HOME, BEGIN, Housing Trust, fee waivers, Project Based Section 8, Marin Community Foundation, and significant individual contributions.

Site #24 Red/Green Barn

This 1.53 acre site is situated in the village of Point Reyes Station, close to transit, services, community amenities and employment. The Countywide Plan land use is Coastal Neighborhood Commercial/Mixed Use (1-20 du/ac. FAR of .3 to .5). Ten units of affordable housing could be accommodated per the land use designation in addition to the existing 8,984 square foot barn use (10,000-24,000 additional square feet). There is strong support for workforce housing and village infill in the community. The property is currently underutilized with a large barn that is used infrequently for special events.

Development and Funding Opportunities and Incentives

This site benefits from local support for affordable and workforce housing. A two level rental project would be suitable on the south portion of the site, or the barn could also be repurposed for housing. A scattered site development, with site #23, could be pursued to increase the numbers of units and feasibility of long-term management on the site and the same funding sources could be utilized. CWP land use standards require that new development on commercial parcels of less than 2 acres include at least 25% of the floor area for residential uses.

Site # 27 Grandi Building

This 2.64-acre site is situated in the center of the village of Point Reyes Station, close to transit, services, and visitor serving employment. The Countywide Plan land use is Coastal Neighborhood Commercial/Mixed Use (1 to 20 du/ac. FAR of .3 to .5). The project has received entitlements for two employee units on-site in addition to rehabilitation of this old landmark hotel. 35,476 existing square feet of development has been proposed. The project has applied for building permits to renovate the exterior, and

an employee/affordable housing agreement to deed restrict two new units is required prior to hotel occupancy.

Development and Funding Opportunities and Incentives

This site has received planning entitlements, including the employee housing units. The employee units will be income restricted through a recorded deed restriction on the property and annual reports will be forwarded to the County for review. No additional funding to subsidize these units will be needed.

Site #28 Castro Street

This .54 acre site is located in the center of the village of Forest Knolls in the San Geronimo Valley, close to transit, services, and schools. The Countywide Plan land use is split between General Commercial (0.05 to 0.35 FAR) and Neighborhood Commercial (0.20 to 0.50 FAR). The current building is vacant and could be converted to accommodate 2 affordable units.

Development and Funding Opportunities and Incentives

There is strong community support for affordable housing, including a local group with experience developing and managing affordable units. The local group is interested in expanding their stock of affordable housing in the San Geronimo Valley. This site could receive funds from the Marin Community Foundation, which is interested in supporting local organizations. Other funds could come from the Housing Trust Fund, and Section 8 and financing from the Marin Workforce Housing Trust.

Zoning for a Variety of Housing Types

Development opportunities for a variety of housing types will promote diversity in housing price, designs, and sizes, and contribute to neighborhood stability. Marin County’s zoning code encourages a variety of housing types, including second units, single room occupancy, manufactured housing, supportive housing, housing for agricultural workers, transitional housing, and emergency shelters.

Second Units

Consistent with Government Code Section 65852.2, second units are allowed in all residential zoning districts as a permitted use subject to non-discretionary review. As a matter of policy, the County encourages second unit development as a valuable infill and intensification strategy. Between 2000 and 2006, Marin County permitted an average of 21 second units per year.

Figure IV-7: Second Unit Applications, July 2000 – August 2006

Second Unit Applications	July 2000 – August 2006
Second unit applications received	160
Not approved for processing	-5
Denied	-6
Withdrawn	-22
Total second units approved	127

Source: Marin County Community Development Agency

From January 2007 through December 2008, Marin County conducted a Second Unit Amnesty Program which fulfilled the mandate of the 2003 Housing Element, policy H3.28. The program offered both second unit permits consistent with the requirements of our Development Code and Amnesty permits for existing units that met the Uniform

Housing Code and satisfied other health and safety requirements. Program incentives included permit fee reductions and adjustments to some Development Code requirements for amnesty units.

Resulting from the 2007-2008 amnesty period, as of March 19, 2009, Marin County Planning Division issued 54 second unit amnesty permits and 35 standard (new) second unit permits. Some applications from the Amnesty period are still pending.

Second Unit Affordability Survey

Marin County conducts a periodic anonymous survey of permitted second units. On the basis of permits issued and the surveys conducted, the County can project the amount of second unit development and the rent distribution in the market.

The most recent survey was conducted in August 2008. The purpose of the survey was to determine the use and affordability ranges of second units, as well as to measure changes in rent levels for different areas of unincorporated Marin County. Data collected included the following:

- Vacant or occupied
- Size of unit
- Rent in dollars
- Increase in rent
- Number of occupants

The survey also asked what changes can be made to the permitting process to improve the success of the amnesty program and standard second unit development.

Surveys were mailed to all owners who had been approved for a second unit building permit since the 1990's. A separate survey was sent to those who had received planning approval for a second unit since the last survey in 2004 was conducted. Amnesty second unit owners were given a slightly different survey as well. The survey was anonymous but color-coded for type of unit (amnesty or standard) and included initials to track the community plan area. A total of 205 surveys were sent out to owners of standard and amnesty second units. The overall response rate was 40.5%, comprising 44% for amnesty units and 39% for regularly permitted projects.

The survey revealed that 64% of second units are being rented (in comparison to 77% in 2004; units not yet built were not included), with rents ranging from \$0 to \$2,750, with the average rent at \$1,180 per month (vs. \$1,145 in 2004). Excluding the 9% of the survey not paying any rent (to reduce skew), rents averaged \$1,411 (vs. \$1,244 in 2004).

Assuming that the average household spends 30% of its income on housing and that units in our sample are rented to two persons, data from the survey revealed the following breakdown of unit affordability based on household size:

- 1.6% of the units qualified as extremely low income (not calculated in 2004),
- 8% as very low income (vs. 24% in 2004),
- 51% as low income (vs. 58% in 2004),
- 29% as moderate income (vs. 16% in 2004), and
- 9% as above moderate income or more (vs. 2% in 2004).

The survey revealed that up to 61% of second units in unincorporated Marin County are affordable to households at 80% AMI and below.⁹ Approximately 10% of the units reported no rent charged. Overall, there was an increase in rental levels over the last four years.

Second Units and RHNA

Based on the empirical data presented above specific to second unit permits, Marin County anticipates that 20 second units will be permitted on an annual basis between 2010 and 2014. This assumption is reflected in the housing needs analysis. Additionally, 100% of the new second unit permits issued (35) between January 2007 and March 2009 are counted in the unit development inventory (Figure IV-3). In order to account for future uncertainty of the affordability of second units, they are attributed to the moderate and above moderate income levels. This conservative allocation is not meant to conflict with the County's findings of the relative affordability of second units, but instead encourages the County to meet its RHNA allocation of units at the very low and low income levels through deed restricted affordable housing.

Single Room Occupancy (SRO)

The Marin County Development Code does not contain language specific to the development of SROs. This Housing Element contains a program to expand opportunities for SRO development as a residential use (*1. Zone and Provide Appropriate Standards for SRO Units*).

Mobile Homes and Manufactured Housing

Mobile homes and manufactured houses are treated as single-family dwellings and are subject to the same Development Code standards as stick-built structures, consistent with Government Code Section 65852.3. These housing types are specifically identified in the Development Code's definition of single-family dwelling. There are currently three mobile home parks in unincorporated Marin County, one with RX (Residential Mobile Home Park) zoning. According to the 2000 census, 1.5% of dwelling units in the unincorporated County are mobile homes or similar types of housing. The available land inventory does not identify opportunities specifically designated for mobile homes or manufactured housing, though the agricultural worker housing project does contemplate the use of these housing types.

Emergency (Homeless) Shelters, Supportive Housing, and Transitional Housing

Effective January 1, 2008, SB 2 (Chapter 633, Statutes of 2007) requires every California city and county to engage in a detailed analysis of emergency shelters and transitional and supportive housing in its next Housing Element revision, regulates zoning for these facilities, and broadens the scope of the Housing Accountability Act to include emergency homeless shelters as well as supportive and transitional housing.

Government Code Section 65583(a)(4) requires the County to accommodate the development of at least one year-round emergency shelter within its jurisdiction and to have capacity to accommodate the unmet needs of homeless individuals in emergency shelters. Effective January 1, 2008, Senate Bill 2 (SB 2) amended State Housing

⁹ Tenants of second units for which no rent is charged are not necessarily very-low, low, or moderate income households. It was beyond the scope of the survey conducted among property owners to inquire into the household incomes of second unit tenants. Zero rents were not included in the distribution of housing costs.

Element Law to require jurisdictions to allow emergency shelters without discretionary approvals (such as a use permit).

Zoning for Emergency Shelters

Under current zoning, emergency shelters are exempt from zoning compliance if they meet the criteria in Section 22.06.050 as official activities of the County, State or an agency of the State, or the Federal Government on land owned or leased by a governmental agency. By March 2011, Marin County will amend the Development Code to accommodate the permitting of emergency homeless shelters within Planned Commercial (CP) and Retail Business (C1) districts so that a conditional permit or other discretionary action is not required for approval, consistent with SB2 requirements (*1.n Zone and Provide Appropriate Standards for Homeless Shelters*).

Within the Planned Commercial (CP) zoning district there are 73 assessor parcels, comprising 48 acres. The current uses include 10 vacant parcels, 18 publicly owned parcels, 1 private/non-taxed parcel, and 4 industrial parcels. The other 40 parcels support commercial uses or single family dwellings. The average lot size is 0.69 acres. A land use analysis found that CP is the most feasible district given the adjacent uses, proximity to transit, general location, and status of available land. There are 18 parcels comprising 5.92 acres in the Retail Business (C1) zoning district. The current uses include 2 multi-family parcels, 4 vacant parcels, and 12 parcels with commercial uses.

Three Marin County shelter locations in the cities of San Rafael and Novato accommodate an average of 125 beds per acre. Based on that average land requirement, these zoning districts can support well over 100 shelter beds, providing adequate capacity to meet the identified need for 96 year-round emergency shelter beds.

In order to amend the zoning regulations (i.e., permitted uses) of the CP and C1 zoning districts, the following process steps will be followed. The Community Development Agency will initiate an amendment to the Development Code to allow homeless shelters as a principally permitted use in Commercial Planned (CP) and C1 districts. Because the CP district triggers design review, objective standards will be established through the design review exemption process (Chapter 22.42.025) that will allow shelters that conform to the standards to proceed without a discretionary review. The public will have opportunity to provide input to this process through public readings of a proposed ordinance. This amendment to the Development Code will be initiated within one year of adoption of this Housing Element, as required by State law, and no later than March 2011.

There is realistic potential for redevelopment or reuse within the proposed zones as there are both vacant and underutilized parcels. Within the CP and C1 districts, shelters will be subject to the same development and management standards as other residential or commercial uses within the zone and require only design review. The County will also develop objective and predictable standards for shelter operation. Such standards would likely include a maximum number of beds per facility, parking requirements, hours of operation, management requirements, location of waiting/intake areas, proximity to other shelters, lighting, length of stay, and security.

Zoning for Transitional and Supportive Housing

Marin County treats transitional and supportive housing in the same manner as any other residential use and does not require supportive and transitional housing to obtain any additional types of permits and approvals other than those required of any other residential development. Residential uses, including transitional and supportive housing, are permitted in the following zones: Agricultural and Resource-Related Districts, Single-Family Districts, Multi-Family Districts, Commercial Districts and Planned Office Districts.

To further simplify our existing practice, clarifications in the zoning code will be made, consistent with program 1.o *Enable Transitional and Supportive Housing*, which will add definitions of transitional housing and supportive housing as a residential use to the Development Code. These definitions can be found below in Figure IV-8. These revisions will be completed within 12 months of adoption of the draft Housing Element and no later than March 2011.

Figure IV-8: Definitions of Transitional and Supportive Housing

Definition
<i>Emergency shelter</i> is defined as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No person may be denied emergency shelter because of an inability to pay.” Health and Safety Code section 50801(e).
<i>Transitional housing</i> is defined as “buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Health and Safety Code section 50675.2(h).
<i>Supportive housing</i> is defined as “Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.” Health and Safety Code section 50675.14(b).

Housing Accountability Act

Marin County’s zoning is in compliance with the Housing Accountability Act. The County limits the denial of housing development for very low, low, or moderate income households to the five criteria listed in CA Government Code Section 65589.5. This policy includes emergency shelter, transitional housing, and supportive housing.

Policies and Programs to Remove Barriers to Transitional and Supportive Housing

Marin County has incorporated into the Housing Element policies and programs that promote development of transitional and supportive housing. These programs include 1.d *Streamline the Review of Affordable Housing*, 1.e *Study Ministerial Review for Affordable Housing*, 1.o *Enable Transitional and Supportive Housing*, and 2.e *Support Efforts to House the Homeless*.

Agricultural Worker Housing

An evaluation of the need for agricultural worker housing was conducted in July 2008 to support an application to the Joe Serna Program. The County has committed \$100,000 from the Housing Trust Fund and set aside \$100,000 in Cal HFA HELP funds to support a proposed scattered-site rental housing pilot project for 10-15 low-income agricultural workers and their families. The development would replace existing units that are older and run-down or substandard with new manufactured homes. Wherever feasible, the project will utilize green building principles, such as orientation for maximum solar gain, photo-voltaic systems, and high efficiency building materials. An application for Joe Serna funds has been submitted for this project and is pending.

The Constraints section contains a broad discussion on agricultural worker housing, including the zones that can accommodate agricultural worker housing. This Element includes three programs that seek to expand and streamline opportunities for new development and to improve the existing stock of housing for agricultural workers (*Modify Development Code to Reflect Williamson Act, Establish an Amnesty Program for Unpermitted and Legal Non-Conforming Agricultural Worker Units, and Promote the Development of Agricultural Worker Units in Agricultural Zones*).

Housing in the Coastal Zone

The Coastal Zone encompasses all lands west of Bolinas Ridge and includes the villages of Muir Beach, Stinson Beach, Bolinas, Olema, Inverness, Point Reyes Station, Marshall, Tomales, and Dillon Beach. Between 1988 and 2002, approximately 353 new residential units were constructed within the Coastal Zone. From January 2003 through June 2009, 143 new residential units were constructed within the Coastal Zone. All were single family homes with the exception of the 8-unit Bolinas Gas Station (Bo-Gas) project, the Gibson House providing 8 SROs, and 13 duplexes as part of the Point Reyes Affordable Homes project completed during this period (all affordable housing developments). There were three demolition permits issued in the Coastal Zone over the period; all were for single family homes, and all were replaced with single family development. Second units are permitted in the Coastal Zone area; however, in the village of Bolinas, no new second units are permitted within the Bolinas Community Public Utility District (BCPUD) service area until BCPUD certifies that adequate water is available for new primary units within its boundaries (County Code, Section 22.32.140G1f). A program in this Element will eliminate this restriction on second units in Bolinas (*1.i Undertake Adjustments to Second Unit Development Standards*).

Marin County policies direct urban-type development permitted in the Coastal Zone to the various villages as infill. Towards this end, Community Expansion Boundaries (CEBs) are in effect in the four villages of Olema, Point Reyes Station, Tomales, and Dillon Beach.

Four affordable housing developments of note in the Coastal Zone are:

- Gibson House, a refurbished commercial bakery that now provides eight affordable rental SRO units;
- Bolinas Gas Station, a mixed use project that includes a service station converted to 8 residential units, a gasoline stand, and community meeting space.
- Point Reyes Affordable Homes, which provides 26 low-income rentals and 8 moderate-income homeownership units; and
- Walnut Place, which provides 24 rental apartments to low income seniors.

The West Marin community has advocated for affordable housing in the western part of the county and has generally supported policies that promote agricultural and affordable workforce housing.

Programs relating to the Coastal Zone will be consistent with the Local Coastal Program, an update of which is currently underway.

Loss of Affordable Housing through Demolitions and Conversions

Between 1999 and 2008, approximately 40 demolition permits were granted in unincorporated Marin County. Given the high value of developed land in the County, demolitions are almost exclusively replaced with new construction, and therefore have no impact as lost housing units. However, the impact is a housing stock of larger, much more expensive homes, which changes the fabric of the community and further reduces affordable housing stock. Conversion and demolition has not significantly reduced the housing stock in Marin during the period of 1989 to the present.

Marin County has a condominium conversion ordinance that prevents conversion of rental units to condominiums while the residential vacancy rate is below 5.0%. The vacancy rate has been less than 5.0% since adoption of the ordinance.

Opportunities for Energy Conservation

Housing elements are required to identify opportunities for energy conservation. Since the deregulation of energy companies in 1998, the price of energy has skyrocketed. With such an increase in prices, energy costs can account for a substantial portion of housing costs. There are a number of programs offered locally, through the local energy provider (PG&E) and through the State of California that provide cost-effective energy savings. The County makes information regarding energy conservation available to the public.

Effective energy conservation measures built into or added to existing housing can help residents manage their housing costs over time and keep lower income households' operating costs affordable. There are several significant areas in which the County of Marin County is encouraging energy conservation in new and existing housing:

- County residential building standards require that new single family dwellings and substantial remodels resulting in a total dwelling size of 1,500 square feet or greater of total conditioned floor area must exceed State energy efficiency standards by at least 15%.
- All residential projects requiring discretionary planning review must meet a minimum threshold for the green building certification program.
- The Housing Rehabilitation Loan Program assists low income owners in the rehabilitation of older housing units, which can include energy efficiency improvements.
- The County has sponsored various incentives, such as free solar and green building technical assistance programs that assist owners in converting to green energy technologies and green building techniques.
- Land use policies in the 2007 Countywide Plan promote more compact neighborhoods, encourage in-fill development, and promote cluster development.

Through these and other conservation measures, the County seeks to help minimize the proportion of household income that must be dedicated to energy costs as well as to minimize the use of nonrenewable resources (*1.q Promote Resource Conservation*).

Goals, Policies & Programs

Housing Objectives

State law requires each jurisdiction to address how it will satisfy the quantified objectives for new residential units as represented by the Regional Housing Needs Allocation (RHNA). Means of achieving the development of these units should be outlined through policies and programs in the Housing Element. The County's quantified objectives are described in Figures IV-1 and IV-2.

Marin County's housing policies and programs have been revised to reflect the major themes identified through the County's community outreach process and a critical evaluation of the programs and policies from the 2003 Housing Element (found in Appendix B: Evaluation of 2003 Housing Element Programs). Implementing programs are grouped by the housing goals described below.

A summary list of programs, responsible entities, funding, and implementation timeframes are identified in Appendix G: Housing Element Program Implementation. Policies and programs from other elements of the Countywide Plan are displayed parenthetically in cases where they either demonstrate consistency with Housing Element programs.

Goal 1 Use Land Efficiently

Use Marin's land efficiently to meet housing needs and implement smart and sustainable development principles.

Goal 2 Meet Housing Needs Through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, prices, and designs.

Goal 3 Ensure Leadership and Institutional Capacity

Build and maintain local government institutional capacity and monitor accomplishments so as to respond to housing needs effectively over time.

Housing Goal 1 Use Land Efficiently

Use Marin's land efficiently to meet housing needs and to implement smart and sustainable development principles.

Policy 1.1 Land Use

Enact policies that encourage efficient land use regulations which foster a range of housing types in our community.

Policy 1.2 Housing Sites

Recognize developable land as a scarce community resource. Protect and strive to expand the supply and residential capacity of housing sites, particularly for lower income households.

Policy 1.3 Development Certainty

Promote development certainty and minimize discretionary review for affordable and special needs housing through amendments to the Development Code.

Policy 1.4 Design, Sustainability, and Flexibility

Enact programs that facilitate well designed, energy efficient development and flexibility of standards to encourage outstanding projects.

Implementing programs

- 1.a **Establish Minimum Densities on Housing Element Sites.** The County shall not approve development on sites identified in the Housing Element with fewer units than shown in the Site Inventory Analysis, unless physical or environmental constraints preclude development at the minimum density and the findings in Government Code Section 65863 can be made. If development on a site is to occur over time, the applicant must show that the proposed development does not prevent subsequent development of the site to the density shown in the Site Inventory Analysis. If a reduction in residential density for any parcel would render the sites inventory inadequate to accommodate the County's Regional Housing Need Allocation, the County must identify sufficient additional, adequate, and available sites with an equal or greater residential density in the jurisdiction so that there is no net loss of residential unit capacity.

- 1.b **Conduct a Comprehensive Affordable Housing Sites Inventory.** Involve the community in a planning exercise to designate appropriate sites for future housing by initiating a Housing Sites Inventory in preparation for the next Housing Element cycle. The process may include:
 - a. Convene a Housing Sites Inventory Taskforce representing a wide segment of the community, including affordable housing advocates, environmentalists, and people of a range of incomes, backgrounds, and geographic areas. The Taskforce should undertake a detailed planning exercise.
 - b. The Taskforce should evaluate appropriate zoning, environmental and site characteristics, access to public services and amenities, potential environmental issues, and adjacent land uses.
 - c. Develop a sites inventory that will include enough sites to meet the projected housing needs of the community over the next two RHNA cycles.

- 1.c **Evaluate Multi-family Land Use Designations.** (CD-2.e). Conduct a comprehensive analysis of multi-family land use to evaluate whether multi-family zoning is appropriately located. Possible outcomes of this analysis could include:
 - a. Adjust zoning maps as appropriate and redistribute multi-family zoning to locations suitable for multi-family development.
 - b. Generally, the County will not re-designate or rezone multi-family residential land for other uses or to lower densities without rezoning equivalent land for higher density multi-family development.
 - c. When undertaking community planning and zoning processes, identify sites for multi-family, mixed-use, affordable workforce, and special needs housing.

- 1.d **Streamline the Review of Affordable Housing.** Encourage the development of housing for low and very low income households by making the review process more efficient and clarifying permitted density. Amend the Development Code to do the following:
 - a. Exempt deed-restricted housing developments that are affordable to extremely low, very low and low income households from the Master Plan and Precise Development Plan review and permit procedures. Qualifying projects are subject to design review and other state law requirements.
 - b. Allow the density of deed-restricted housing developments that are affordable to extremely low, very low or low income households to be established by the maximum Marin Countywide Plan density range without the requirement of a use permit in zones that allow residential uses, subject to all applicable Countywide Plan policies.
- 1.e **Study Ministerial Review for Affordable Housing.** Study the implications and opportunities for establishing a ministerial review process for affordable housing. A ministerial process could employ multi-family design guidelines and incorporate environmental protection measures consistent with the Countywide Plan.
- 1.f **Require Multi-family Residential Development in Multi-family Zones.** Require multi-family development in multi-family zones, including R2, RMP, and RMPC. Prohibit the development of single-family dwellings in multi-family zones unless the Director finds that multi-family development is infeasible or impractical based on physical site constraints, environmental constraints, or significant incompatibility with neighborhood character.
- 1.g **Develop Multi-family Design Guidelines.** Develop multi-family and residential mixed-use design guidelines to establish clear and comprehensive design recommendations for multi-family residential development in the unincorporated communities of Marin.
 - a. Multi-family design guidelines should emphasize essential principles of development, particularly site planning, preservation of natural features, resource conservation, compatibility with neighboring development, location of buildings in relationship to pedestrian paths and streets, landscaping, general building form, massing, and scale and standards which will increase the feasibility of housing affordable to lower income households.
 - b. Develop clear design criteria to help expedite the permit review process for developers, planners, and the public.
 - c. Develop standards to facilitate some ministerial permit review of multi-family, transitional, and supportive housing developments.
 - d. Allow duplexes through ministerial review within R2 and multi-family zones by applying streamlining thresholds, and apply similar design review triggers as single-family homes.
- 1.h **Study Residential Density Equivalents.** Evaluate options for calculating density through adjusted density equivalents based on bedrooms count or square footage rather than total number of units. Such an amendment to the Development Code would encourage development of smaller units, which

corresponds to the demographic trend of increasing numbers of small households.

- a. Conduct an analysis to determine the feasibility of a density equivalent program. Identify appropriate density equivalent strategies for implementation and determine the fiscal impacts.
- b. Analyze how such a program might interact with inclusionary requirements, parking standards, and density bonuses.

1.i **Undertake Adjustments to Second Unit Development Standards.** Consistent with SB1866, continue to enable construction of well-designed second units in both new and existing residential neighborhoods as an important way to provide workforce and special needs housing. Also pursue the following:

- a. Consider permitting larger sized second units of up to 1000 square feet to increase flexibility and to provide housing for families and for individuals in need of in-home care services.
- b. Reduce fees for second units in recognition of their small size and the low impact of second units. Pursue reductions in road impact and traffic fees, coastal permit fees, and design review fees.
- c. Consider developing standards to allow the height limit for primary residences to be applied to second units that are located over detached garages.
- d. Develop standards to allow flexibility of second unit parking requirements, such as off-site parking, and curb and shoulder parking along a property's frontage.
- e. Consider adjustments in septic standards for second units.
- f. Eliminate the owner occupancy requirement for the primary residence or the second unit in order to encourage efficient land use in existing neighborhoods and increase the stock of homes affordable to a range of incomes.
- g. Require second units as part of new single-family developments where three or more new units are proposed.
- h. Consider allowing second units as a permitted use in the C-APZ zoning district, pursuant to the permitted uses allowed in the Local Coastal Program update at the time of adoption.
- i. Amend the Development Code Section 22.32.140 G to insure consistency with State Law in all planning areas, and eliminate the prohibition in Bolinas related to water adequacy for primary units.

1.j **Restrict Short-Term Rental of Primary or Second Units.** Consider adopting an ordinance that would restrict the use of residential housing for short-term vacation rentals or bed and breakfast uses in the Coastal Corridor.

- a. Work with community groups to determine the level of support for an ordinance restricting short-term vacation rentals and Bed & Breakfasts.
- b. Research and report to the Board on the feasibility of such an ordinance, options for enforcement, estimated program cost to the County, and the legal framework associated with rental properties.

- 1.k **Allow Rental of Detached Guesthouses.** In order to encourage efficient land use in existing neighborhoods and to increase the stock of homes affordable to a range of incomes, allow long-term rental of detached guesthouses. Require that there be a fulltime occupant in the primary residence, and that a detached guesthouse must have its own bathroom separate from the main residence.
- 1.l **Review and Update Parking Standards.** Analyze the parking needs of infill, transit-oriented, mixed-use, special needs, group homes, convalescent homes, multi-family, senior and affordable housing developments. In order to facilitate these housing types and to reduce vehicle dependence, amend the Development Code to reduce parking standards wherever appropriate. Possible amendments could include but are not limited to:
- reduction of onsite vehicular ratios for multi-family housing;
 - allowance of tandem parking and other flexible solutions such as parking lifts;
 - allowance of off-site parking, such as on-street parking and use of public parking, to satisfy a portion of the parking needs for new housing units, particularly affordable units; and
 - establishment of parking standards for mixed-use developments such as shared parking.
- 1.m **Zone and Provide Appropriate Standards for SRO Units.** Establish opportunities for development of SROs in appropriate locations as lower cost rental alternatives for one-person and extremely low income households.
- a. Review and revise zoning regulations to identify Single Room Occupancy (SRO) units as a permitted residential use in multi-family and mixed-use areas.
 - b. Establish appropriate parking standards, and reduce per unit fees in recognition of the small size and low impacts of SRO units.
- 1.n **Zone and Provide Appropriate Standards for Homeless Shelters.** Consistent with SB 2, amend the Development Code to allow the development of Homeless Shelters as a permitted, non-conditional use in Commercial Planned (CP) and Retail Business (C1) districts. Establish appropriate parking, development, and management standards.
- 1.o **Enable Transitional and Supportive Housing.** Add to the Development Code definitions of transitional housing and supportive housing as a residential use to further simplify existing practice, clarify the zoning code, and aid in the development of design guidelines. These definitions can be found within this Housing Element update in Section IV: Sites Analysis.
- 1.p **Codify Affordable Housing Incentives Identified in the Community Development Element.** Amend County Code to implement the provisions of the Countywide Plan by codifying certain affordable housing incentives. These should include:
- a. Allow additional units of senior housing on a Housing Overlay Designation (HOD) site if the units are affordable to low and very low income households, and if the projected peak hour traffic impacts of the

total project fall within the maximum peak hour traffic level permissible on the site. (CD-2.d.7)

- b. Adjust parking requirements for senior and affordable housing using criteria established in the URBEMIS model to encourage transit-oriented development. (CD-2.d.8)
- c. Exempt affordable housing projects and second units from paying the full cost of impact fees. (CD-5.j)
- d. Allow housing for low and very low income households to exceed the FAR on mixed-use sites. Allow moderate income housing to exceed the FAR on mixed-use sites within areas of acceptable levels of traffic service. (CD-8.7.5)
- e. Identify incentives to strongly encourage residential and mixed-use development in commercial zoning districts. (DES-2.c)
- f. For affordable housing projects, mixed-use projects that include affordable housing, second units, and projects developed in accordance with the Housing Overlay Designation, allow densities above the low end of the range in areas with LOS D, E and F.

1.q **Promote Resource Conservation.** (EN-1.b-f, EN-3.a, EN-3.e-i and EN-3.k)

Continue to promote development and construction standards for new and rehabilitated dwellings that encourage resource conservation through materials selection, water conservation, community design, energy efficiency, and the use of renewable energy through the following:

- a. Adopt green building requirements for new single-family and multi-family residential construction projects, additions, and remodels that require compliance with energy efficiency and conservation requirements that exceed State standards. Require verification of these measures.
- b. Consistent with the Countywide Plan, adopt Leadership in Energy and Environmental Design (LEED) Gold certification requirements for development and major remodels of public buildings where feasible.
- c. Evaluate the feasibility of carbon neutral construction for new single-family dwellings.
- d. Continue to enforce the Single-Family Dwelling Energy Efficiency Ordinance that requires new residential projects, additions, and remodels to exceed Title 24 requirements by a minimum of 15%.
- e. Explore a program consistent with AB 811 that provides to homeowners loans repayable through the property tax bill for energy efficiency, water conservation, and renewable energy generation upgrades.
- f. Consider a program that would require energy audits and retrofits before resale of homes. Explore the need for a hardship exemption for low-income and special needs households.
- g. Work with the Marin Housing Authority to provide applicants for rehabilitation loans for upgrading their residences with green materials and energy conserving measures.
- h. Continue to provide free technical assistance to architects, developers, green businesses, homeowners, and other jurisdictions.

Housing Goal 2 Meet Housing Needs Through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, affordability levels, and designs.

Policy 2.1 Special Needs Groups

Promote the development and rehabilitation of housing for special needs groups, including seniors, people living with disabilities, agricultural workers, individuals and families who are homeless, people in need of mental health care, single-parent families, large families, extremely low income households and other persons identified as having special housing needs in Marin County. Link housing to programs of the Department of Health and Human Services to coordinate assistance to people with special needs.

Policy 2.2 Housing Choice

Implement policies that facilitate housing development and preservation to meet the needs of Marin County's workforce and low income population.

Policy 2.3 Incentives for Affordable Housing

Continue to provide a range of incentives and flexible standards for affordable housing in order to ensure development certainty and cost savings for affordable housing providers.

Policy 2.4 Protect Existing Housing

Protect and enhance the housing we have and ensure that existing affordable housing will remain affordable.

Implementing programs

- 2.a. **Encourage Housing for Special Needs Households.** Continue to work with affordable housing providers and funders on opportunities to construct or acquire a variety of types of affordable housing appropriate for special needs groups and extremely low income households. Specific types of housing include:
- Smaller, affordable residential units, especially for lower income single-person households.
 - Affordable senior housing to meet the expected needs of an aging population, including assisted housing and board and care (licensed facilities).
 - Affordable units with three or more bedrooms for large-family households.
 - Affordable housing that can be adapted for use by people with disabilities (specific standards are established in California Title 24 Accessibility Regulations for new and rehabilitation projects).
- 2.b. **Enable Group Residential Care Facilities.** Continue to comply with State and Federal law by allowing group homes with special living requirements consistent with the County's land use regulations.
- 2.c. **Make Provisions for Family Housing Amenities.** Continue to ensure that adequate provisions are made in new developments for families with children, including consideration of amenities such as tot lots, play yards, and childcare.

- 2.d. **Foster Linkages to Health and Human Services Programs.** Continue to seek ways to link services for lower income people to provide the most effective response to homeless or at-risk individuals.
- 2.e. **Support Efforts to House the Homeless.** Support Countywide programs to provide for a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing, and permanent housing. Participate in efforts and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related support services.
- 2.f. **Engage in a Countywide Effort to Address Homeless Needs.** Continue to actively engage with other jurisdictions in Marin to provide additional housing and other options for the homeless, supporting and implementing *Continuum of Care* actions in response to the needs of homeless families and individuals.
- 2.g. **Ensure Reasonable Accommodation.** Consistent with SB 520 enacted January 1, 2002, reduce barriers in housing for individuals with disabilities through the following actions:
- a. Establish a written Reasonable Accommodation procedure in the Development Code for providing exceptions in zoning and land use for housing for persons with disabilities.
 - b. Amend the Development Code to clarify that retrofitted access ramps are permitted in setback areas.
 - c. Develop guidelines and a model ordinance encouraging the principles of universal design. Evaluate possible incentives to developers who incorporate principles of universal design and advance visitability.
 - d. Consider allowing up to 50% reduction in parking requirements for disabled housing, as allowed for senior housing.
- 2.h. **Require Non-discrimination Clauses.** Continue to provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with either County participation or with Development Disposition Agreements and Owner Participant Agreements when Redevelopment Agency participation occurs.
- 2.i. **Contribute Funding for Rental Assistance Programs.** Continue to fund rental assistance programs that serve special needs and low income households such as seniors and individuals with disabilities, through the Rebate for Marin Renters and HOPWA programs, as funds are available.
- 2.j. **Modify Development Code to Reflect Williamson Act.** Modify the Development Code to reflect the section of the Williamson Act (Section 51230.2) that allows landowners to subdivide up to 5 acres of the preserved land for sale or lease to a nonprofit organization, a city, a county, a housing authority, or a state agency in order to facilitate the development and provision of agricultural worker housing. This section of the Williamson Act requires that the parcel to be sold or leased must be contiguous to one or more parcels that allow residential uses and are developed with existing residential, commercial, or industrial uses.

- 2.k. **Establish an Amnesty Program for Unpermitted and Legal Non-Conforming Agricultural Worker Units.** Establish an amnesty program for unpermitted and legal non-conforming agricultural worker units in order to increase the legal agricultural worker housing stock and guarantee the health and safety of agricultural worker units.
- a. Promote rehabilitation or replacement of 30 agricultural worker units.
 - b. Require one-to-one replacement of units slated for demolition.
 - c. Seek funding opportunities to assist owners of agricultural worker units with rehabilitation and replacement.
- 2.l. **Promote the Development of Agricultural Worker Units in Agricultural Zones.** Pursue policy changes that promote the development of agricultural worker units in agricultural zones.
- a. Establish ministerial review of applications for agricultural worker units in order to expedite the permitting process and facilitate the development of legal agricultural worker units.
 - b. As the County undertakes an update of the Local Coastal Program (LCP), revise the C-APZ zoning district to allow agricultural worker housing as a permitted use, demonstrating consistency with California Health and Safety Code Section 17021.6.
- 2.m. **Promote and Ensure Equal Housing Opportunity.** Continue to promote equal housing opportunities for all persons and assure effective application of fair housing laws. To the extent possible, the County will ensure that individuals and families seeking housing in Marin County are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (presence of children), national origin, or other arbitrary factors, consistent with the Fair Housing Act.
- 2.n. **Provide Referrals for Complaints.** Continue to refer discrimination complaints to Fair Housing of Marin or other appropriate legal services, County agencies, or State agencies.
- 2.o. **Implement the Inclusionary Housing Policy.** Continue to implement Development Code Section 22.22 regarding inclusionary housing for low income households in order to increase affordable housing construction, as follows:
- a. Apply flexibility to allow for maximum affordable housing outcomes (either units or funds).
 - b. Maintain targets for very low income rental units and low income ownership units, such as 30% to 60% AMI for rental units, and 50% to 80% AMI for ownership units.
 - c. Inclusionary units shall be deed-restricted to maintain affordability on resale to the maximum extent possible (preserve existing policy of in perpetuity or at least 55 years).
- 2.p. **Apply Long-Term Housing Affordability Controls.** The County or its designee(s) will continue to apply resale controls and rent and income restrictions to ensure that affordable housing provided through local funding, incentives, or as a condition of development approval remains affordable over time to the income group for which it is intended.

- 2.q. **Encourage Land Acquisition and Land Banking.** Encourage land acquisition and land banking for future affordable projects as a way to assist development of affordable projects.
- 2.r. **Expedite Permit Processing of Affordable and Special Needs Housing Projects** Define fast-tracking and establish milestones for expedited permit processing for affordable housing projects, as well as green projects, childcare facilities, special needs housing, and agricultural worker housing projects. Specific timelines for fast-tracked projects that will result in expedited review will be established. Coordinate this process with appropriate County departments and outside agencies to establish clear and specific timelines for review. Employ updated information technology to track turn-around times and monitor the permitting process.
- 2.s. **Consider CEQA Expedited Review.** Consider an area-wide Environmental Assessment or Program EIR assessing area-wide infrastructure and other potential off-site impacts to expedite the processing of subsequent affordable housing development proposals.
- 2.t. **Encourage First-Time Homebuyer Programs.** Continue to support first-time homebuyer programs for low and moderate income households, as funding is available, and combine such programs with housing counseling programs whenever possible.
- 2.u. **Link Code Enforcement with Public Information Programs.** Continue to implement housing, building, and fire code enforcement to ensure compliance with basic health and safety building standards. Provide referrals to rehabilitation loan programs and subsidized housing programs for use by qualified residents.
- 2.v. **Assist in Maximizing Use of Rehabilitation Programs.** Continue to promote use of low-income homeowners' assistance for housing rehabilitation. Utilize Federal Community Development Block Grant (CDBG) funds, administered by the Marin Housing Authority, that are available for this purpose, or other sources to the extent possible, given program funding criteria and local need.
- 2.w. **Monitor Rental Housing Stock.** Continue to work with property owners and other parties to ensure that rentals are conserved as part of the County's affordable housing stock.
- a. Identify and monitor affordable properties at risk of conversion to market rate.
 - b. Continue to work with non-profits to acquire and rehabilitate affordable rental housing units in order to maintain ongoing affordability of the units and to convert market rate units to affordable units.
 - c. Provide support and funding to purchasers of the Ridgeway Apartments to facilitate conversion of 153 units of market rate rental housing to long-term deed restricted units affordable to very low income households.

Housing Goal 3 Ensure Leadership and Institutional Capacity

Build and maintain local government institutional capacity and monitor accomplishments to respond to housing needs effectively over time.

Policy 3.1 Coordination

Take a proactive approach in local housing coordination, policy development, and communication. Share resources with other agencies to effectively create and respond to opportunities for achieving housing goals.

Policy 3.2 Research, Monitoring, and Evaluation

Perform effective management of housing data relating to Marin County housing programs, production, and achievements. Monitor and evaluate housing policies on an ongoing basis, and respond effectively to changing housing conditions and needs of the population over time.

Policy 3.3 Funding

Aggressively and creatively seek ways to increase funding resources for lower income and special needs housing.

Implementing programs

3.a. **Explore Housing at the Civic Center.** Work with the City of San Rafael to consider affordable housing at the Civic Center site. Collaborate with San Rafael and HCD to facilitate possible sharing of affordable units for the RHNA process between the County and San Rafael.

3.b. **Advance Organizational Effectiveness.** Continue to seek ways to organize and allocate staffing resources effectively and efficiently to encourage and implement effective housing policy Countywide. Opportunities to enhance Marin County's capabilities may include:

- Sharing or pooling resources and coordinating tasks among multiple jurisdictions in implementing common housing programs.
- Initiate regular dialogue with Marin jurisdictions related to affordable housing policies, practices, and development updates.
- When requested, provide technical assistance related to housing development and funding to local Marin jurisdictions.
- Enhancing relationships and partnerships with non-profit service providers.

3.c. **Provide and Promote Opportunities for Community Participation in Housing Issues.** Continue to undertake effective and informed public participation from all economic segments and special needs communities in the formulation and review of housing issues. Include the following:

- a. Coordinate community meetings. Strongly encourage developers to hold community meetings with stakeholders and County staff as part of any major development pre-application process.
- b. Conduct community outreach activities. Provide ongoing outreach and a forum for discussion of housing issues through presentations and increased awareness of housing programs.
- c. Provide public information to improve awareness of housing needs, issues, and programs through websites, fact sheets, and presentations.

- d. Coordinate with interested groups including local businesses, housing advocacy groups, and neighborhood groups to build public understanding and support for workforce and special needs housing.
- 3.d. **Perform Regional Transportation and Housing Activities.** Continue to coordinate with regional planning bodies, such as the Association of Bay Area Governments, Congestion Management Agency, Transportation Authority of Marin, Sonoma Marin Area Rapid Transit, and Metropolitan Transportation Commission to facilitate transit-oriented housing development by using the incentives and other means provided through regional transportation plans.
- 3.e. **Coordinate with Other Agencies.** Coordinate with other regulatory agencies and special districts to facilitate and streamline the development of affordable and special needs housing. Pursue fee waivers and expedited review.
- 3.f. **Promote Countywide Collaboration on Housing.** State legislation allows for the formation of sub-regions within a metropolitan region to allocate a sub-region's share of the region's total housing need. Marin County will work with all Marin cities and towns to consider acting as a sub-region that is empowered to adopt its own methodology for allocating its share of the region's total housing needs.
- 3.g. **Preserve Existing Housing Stock.** Strive to protect existing housing stock that offers a range of housing choice and affordability.
- a. Work with residents, property owners, agencies, and non-profit groups to seek ways to assist in the long-term protection of rental and low cost housing, including mobile homes, mobile home parks, and manufactured housing.
 - b. Consider an ordinance to require developers to provide relocation assistance for current residents when units are converted to other uses.
 - c. Conduct a comprehensive analysis of legal non-conforming multi-family properties to establish the extent to which the County's existing rental stock may be compromised by the underlying zoning. If determined appropriate, institute a program whereby legal non-conforming properties with existing multi-family housing may maintain the existing residential intensity on the property, and encourage income restrictions for affordable housing through incentives (CD-2.o).
 - d. Identify funding and other resources to preserve affordable units at risk of conversion to market rate.
- 3.h. **Monitor Inclusionary Housing Programs.** Regularly evaluate the progress and effectiveness of the inclusionary housing programs in the Development Code.
- a. Monitor the residential inclusionary programs in Development Code Chapter 22.22 for their effectiveness, including the number of units constructed and amount of fees collected and deposited in the Affordable Housing Trust Fund.
 - b. Update on a regular basis the in-lieu fees for residential development (Development Code Section 22.22.080.C).
 - c. Continue to monitor the Jobs/Housing Linkage Ordinance (Development Code Section 22.22.095), and ensure that commercial and industrial

- projects provide either on-site employee housing or fees to develop housing.
- d. Update on a regular basis the in-lieu participation fees for commercial and industrial development.
- 3.i. **Undertake Housing Element Monitoring, Evaluation, and Revisions.** The County will establish a regular monitoring and annual update process to assess housing needs and achievements and to provide a process for modifying policies, programs, and resource allocations as needed in response to changing conditions.
 - a. Undertake housing element updates as required, in accordance to State law.
 - b. Conduct an annual housing element review.
- 3.j. **Provide and Participate in Local Affordable Housing Training and Education.** Continue to encourage and participate in training sessions with local groups, decision makers, and staff to review potential constraints on and opportunities for creating affordable housing. Issues may include housing needs, financing, density, developmental delays, and management.
- 3.k. **Update Affordable Housing Trust Fund Operating Procedures.** Update Trust Fund operating procedures.
 - a. Publish application and funding guidelines on the County website. Specify that monies paid into the fund will be used to develop or rehabilitate units affordable to very low and low income households.
 - b. Periodically report Affordable Housing Trust Fund activities and status to the Director. Include total amount of funds available, recent use of funds, and details of deed restrictions that ensure that housing costs are affordable to lower income persons.
- 3.l. **Provide Leadership to the Marin Workforce Housing Trust.** Participate on the Board of the Marin Workforce Housing Trust. Continue to ensure that housing for extremely low income and special needs populations is prioritized in funding.
- 3.m. **Assist with Local Funding for Affordable Housing.** Continue to seek ways to reduce housing costs for lower income workers and people with special needs by continuing to utilize local, State, and Federal assistance to the fullest extent possible to achieve housing goals and by increasing ongoing local resources. This would include efforts to:
 - a. Provide technical and financial resources to support development of affordable housing in the community, especially housing that meets the needs of the local workforce, people with special housing needs, and people with extremely low incomes.
 - b. Partner with philanthropic organizations to help finance affordable housing developments and continue to participate in other rental assistance programs.

- 3.n. **Raise Funds from a Variety of Sources.** Maintain and monitor existing and seek additional streams of financing to add to or match Housing Trust funds. Work with community and elected leaders to identify potential revenue sources, considering the following:
- a. In-lieu fee payments under inclusionary requirements (residential and non-residential developments).
 - b. Voluntary donations.
 - c. Transient Occupancy Tax increase (as an alternative source of revenue from increases in the number of transient occupancy rooms could be used to support affordable housing).
 - d. Affordable Housing Impact Fee on single-family homes.
 - e. Document Transfer Fee.
 - f. Transfer Tax increase.
- 3.o. **Coordinate Among Project Funders.** Continue to ensure access to, and the most effective use of, available funding in Marin County by providing a mechanism for coordination among local affordable housing funders. Include regular meetings of local funders such as:
- Marin Community Foundation
 - Federal Grants
 - Marin Workforce Housing Trust
 - Marin County Housing Trust
 - Transportation Authority of Marin
- 3.p. **Utilize Federal Grants Division Funding.** Continue funding activities through the Federal Grants Division for affordable housing purposes throughout eligible Marin jurisdictions.
- a. Fund the Rehabilitation Loan Program that allows low and very low income homeowners to access forgivable loans to upgrade their homes.
 - b. Fund affordable housing projects through the CDBG and HOME programs.
 - c. Administer the Housing Opportunities for Persons with Aids Program (HOPWA) to provide ongoing deep rental subsidies for individuals and families throughout the County.

Appendices

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APPENDIX A: EVALUATION OF 2003 REGIONAL HOUSING NEEDS ALLOCATION

Units Built or Created Through Entitlements – 1999 to 2007

	Very Low Income	Low Income	Moderate Income	Subtotal Affordable Units	Above Moderate Income	Total
Miscellaneous Housing Element Programs						
Second Units	30	73	20	123	4	127
Attached and Detached Single Family Homes	0	0	26	26	603	629
Market Rate Rentals (Multi-Family)	0	0	26	26	9	35
<i>Subtotal from Miscellaneous Housing Programs</i>	30	73	72	175	616	791
Housing from Identified Sites						
Gates Cooperative	30	4	4	38	0	38
Gibson House (Bakery)	7	1	0	8	0	8
Oakview	7	14	30	51	52	103
Marin City Church	0	0	0	0	6	6
Fireside Motel	50	0	0	50	0	50
Point Reyes Affordable	10	16	8	34	0	34
Toussin Senior Housing (Ross Hospital)	4	9	0	13	0	13
Bolinas Gas Station (BoGas)	8	0	0	8	0	8
Strawberry Shopping Center	0	4	1	5	0	5
Sand Castle	0	1	3	4	0	4
CLAM	0	2	0	2	0	2
Total Units	146	124	118	388	674	1062
Regional 'Fair Share' Housing Need 1999-2007	85	48	96	229	292	521
Percent of ABAG Need Met	172%	258%	123%	169%	231%	204%

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APPENDIX B: EVALUATION OF 2003 HOUSING ELEMENT PROGRAMS

Policy/Program Title <i>Ref. # and brief description</i>	Objective <i>quantified where applicable or narrative</i>	Achievements / Results <i>quantified if possible</i>	Evaluation / Barriers to Implementation <i>Was it successful? reasons why it was or was not implemented or able to meet its objectives</i>	Recommendations for the Housing Element Update <i>carry forward as is / carry forward with modifications (specify) / or delete</i>
<p>HS-1.a Coordinate Neighborhood Meetings. Strongly encourage developers to have neighborhood meetings with residents and staff early as part of any major development pre-application process.</p>	<p>Greater community support for affordable housing</p>	<p>Neighborhood meetings have been encouraged for all major projects, such as the Marinwood Village development, which has included two phases of facilitated community planning, the Point Reyes Affordable Housing which involved extensive community outreach and local meetings. Toussin Senior Housing convened two public meetings in the project design phase. The County will continue to work with developers to encourage them to engage the community (including neighbors, advocates and other stakeholders) as early as possible.</p> <p>This program is also achieved through the County's Design Review Boards specific to planning areas. Board meetings provide an opportunity for the community to provide feedback on projects prior to any decision hearings.</p>	<p>Developers of all major recent affordable housing projects have participated in public outreach at various stages through the planning process.</p>	<p>This spirit of this program is carried forward in 1.b <i>Conduct a Comprehensive Affordable Housing Sites Inventory</i>. This program is also carried forward in 3.b. <i>Provide and Promote Opportunities for Community Participation in Housing Issues</i> (see subprogram a. <i>Coordinate community meetings</i>).</p>
<p>HS-1.b Conduct Community Outreach Activities. Provide ongoing outreach and a forum for discussion of housing issues through presentations and increased citizen awareness of housing programs.</p>	<p>Better coordination and collaboration of effort, input and education</p>	<p>During the Countywide Plan process, the County conducted numerous stakeholder meetings in order to receive feedback on housing-related and other issues. Housing staff continue to attend regular meetings and make presentations on housing issues to groups including the Planning Directors monthly luncheon, San Rafael Chamber of Commerce, the Workforce Housing Trust, the Environmental Forum of Marin, the Mill Valley Housing Fair, Novato Housing Coalition, the Housing Leadership Alliance, the Marin Continuum of Housing and Services and the West Marin Latino Service Providers.</p>	<p>The program was successfully implemented. The lack of affordable housing for lower income households in Marin is now widely accepted, the annual survey conducted by the County of Marin's Administrator's office has found that the lack of affordable housing has ranked in the public's top 5 concerns every year in the past 4 years (2005-2008).</p>	<p>This program is carried forward as 3.b. <i>Provide and Promote Opportunities for Community Participation in Housing Issues</i> (see subprogram b. <i>Conduct Community Outreach Activities</i>).</p>

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<p>HS-1.c Prepare and Update Public Information Materials. Coordinate with local businesses, housing advocacy groups, neighborhood groups, and chambers of commerce, and participate in the Marin Consortium for Workforce Housing in building public understanding and support for workforce and special needs housing. Using materials from the Marin Housing Workbook and Marin County Housing Element, provide information to improve awareness of housing needs, issues, and programs.</p>	<p>Handouts, County website, presentation material, library to increase knowledge regarding housing</p>	<p>The Marin Workforce Housing Trust, a public-private collaboration to provide funds for the development of workforce and special needs housing, has two County representatives on the 7 member board, including a member of the elected board of supervisors and staff from the Housing Program.</p> <p>County staff regularly presents PowerPoint presentations about housing issues to a variety of community groups.</p> <p>The County's Affordable Housing website is updated regularly and is a clearinghouse for affordable housing policies and information, www.marinhousinghelp.org</p> <p>County staff authored the Marin Housing Inventory 2008, providing a comprehensive picture of income-restricted housing across all 12 Marin jurisdictions.</p> <p>An array of public information materials are available at the front counter of the Planning Department related to housing policies such as the Affordable Housing Impact Fee.</p>	<p>This program was successfully implemented and exists as one of the core values of the Marin County Community Development Agency.</p>	<p>This program is carried forward in <i>3.b Provide and Promote Opportunities for Community Participation in Housing Issues (see subprogram c. Provide public information).</i></p>
<p>HS-1.d Collaborate to Implement an Inter-Jurisdictional Strategic Action Plan for Housing. The Strategic Action Plan for Housing in Marin that will be considered with each jurisdiction's housing element should be reviewed by each jurisdiction and adopted by the Countywide Planning Agency. The Strategic Action Plan program should be coordinated by the Marin County Affordable Housing Strategist and be available to assist participating cities and towns.</p>	<p>Better coordination and collaboration of effort, increased housing production</p>	<p>This program was not implemented due to lack of support from the local jurisdictions.</p>	<p>An Inter-Jurisdictional Strategic Action Plan was not implemented due to lack of interest, funding and resources by local jurisdictions.</p>	<p>The spirit of this program is carried forward in <i>3.a Advance Organizational Effectiveness</i> and <i>3.e Promote Countywide Collaboration on Housing.</i></p>

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HS-1.e Undertake Coordinated Lobbying Efforts. Identify and lobby for possible changes to State law (such as allowances for the County and cities and towns to voluntarily collaborate in funding and sharing allocations for housing developments in cities and towns) or other legislation that helps to most effectively implement local housing solutions and achieve housing goals.	Improved coordination and prioritizing of development throughout the County	Housing Staff regularly reviews the County of Marin's general lobbying platform and provides comment and recommendation on housing related issues. Staff participated in the RHNA process coordinated by ABAG and actively advocated for a larger share of low-income units.	Barriers to implementation include lack of resources, staff time, and political will.	The spirit of this program is carried forward in 3.e <i>Promote Countywide Collaboration on Housing</i> . A more robust program is not carried forward in the Housing Element update because it could not be accommodated within the 2009/2010 Community Development Agency Work Program.
HS-1.f Require Nondiscrimination Clauses. Continue to provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed either with County participation or with Development Disposition Agreements and Owner Participant Agreements when Redevelopment Agency participation occurs.	Reduce discrimination	Staff has worked closely with Fair Housing of Marin to integrate non-discrimination clauses in rental agreements and deed restrictions. Nondiscrimination policies are integrated into all publicly funded housing projects through state and federal law.	This program was successfully implemented. Nondiscrimination clauses have been integrated into all legal agreements.	This program is carried forward as 2.h <i>Require Non-discrimination Clauses</i> .
HS-1.g Respond to Complaints. Refer discrimination complaints to the appropriate legal service, County agency, or State agency, or to Fair Housing of Marin. Participate in activities available in the community to broaden knowledge of fair housing laws, including Fair Housing in-service training, press releases, direct contact with interest groups, and posting of fair housing laws, contacts, and phone numbers.	Respond to discrimination complaints and public education	All discrimination complaints are referred to Fair Housing of Marin. From July 1, 1999 to June 30, 2008, 8,725 complaints were filed. In addition, Fair Housing of Marin handles all community outreach activities, including annual trainings, press releases, outreach events and community presentations and legal and other Fair Housing seminars.	This program was successfully implemented. Due to limited staff time and resources at the County, Fair Housing of Marin will continue outreach activities.	This program was slightly revised to reflect the County's common practice with regard to discrimination complaints and its established partnership with Fair Housing of Marin with regard to public outreach activities. With these revisions, this program is carried forward as 2.n <i>Provide Referrals for Complaints</i> . Carry forward with modification to refer complaints to Fair Housing of Marin.

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<p>HS-2.a Exceed Title 24 Requirements and Establish “Green” Building Standards and Processes. Exceed Title 24 energy conservation requirements, and require structural and landscaping design to make use of natural heating and cooling where financially feasible. Institute the BEST Program applying “Green Building Standards and Processes.” Encourage the use of green building materials and energy conservation.</p>	<p>Energy efficiency and education</p>	<p>Adopted numerous green building principles in the 2007 Countywide Plan (see Section 3.6 Energy and Green Building) and Development Code.</p> <p>The County adopted the Single Family Dwelling Energy Efficiency Ordinance, requiring all new and remodeled homes larger than 1,500 square feet to exceed State energy efficiency requirements by a minimum of 15% depending on the building area. Since 2006, an average of 25 projects have exceeded the County's minimum Title 24 requirements annually.</p> <p>The Construction and Demolition Reuse and Recycling Ordinance that requires all construction projects to recycle or reuse 50% of their project materials. 75,000 tons of diverted waste reduces GHG emissions by 150,000 tons annually.</p> <p>The Residential Green Building Guidelines and Rating System program requires all residential projects subject to discretionary planning permit review to meet minimum points thresholds on the County Green Building Residential Certification Checklist.</p>	<p>This program was successful because it partnered with other County planning efforts and dovetails with implementation of other elements of the Countywide Plan, namely the Energy and Green Building Element.</p> <p><i>Continued from Results:</i> The Solar Energy Rebate program that awarded \$75,000 in rebates to 156 residents that installed photovoltaic systems, solar pool heaters, or solar domestic hot water heaters. As a result of the program and free County provided technical assistance, in 2008 Marin County had the highest number of solar energy systems per capita among the nine Bay Area counties, averaging 4.3 solar systems per 1,000 residents.</p> <p>The Woodstove Smoke Ordinance that banned the operation and installation of non-EPA certified woodstoves and inserts. A rebate program to promote the proper removal of these appliances will remove 158 non-EPA certified stoves and inserts by providing residents with \$50,000 in rebates.</p>	<p>This program was reviewed for successes and updated to reflect the related Countywide Plan programs, current initiatives and work program of the County's Sustainability Team. With these updates, this program is carried forward as <i>1.p Promote Energy Conservation</i>.</p>

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<p>HS-2.b Clarify and Adopt Criteria for Use in Residential Design Review Process. Adopt “design guidelines” or more general “design principles” that will establish consistent development review criteria for use by applicants, the community, staff, and decision makers.</p>	<p>Procedures for neighborhood meetings adopted</p>	<p>Single Family Residential Design Guidelines were established in July 2005. A fact sheet on the updated guidelines is available on the Community Development Agency’s website and at the front counter of the Agency.</p> <p>Ord. 3491, effective August 4, 2008: a) included clarification and expansion of streamlining procedures for small to modest scale Design Review, b) established Chapter 22.42.025 Exemptions from Design Review and 22.42.055 Project Review Procedures, and c) enabled ministerial review for minor design review.</p>	<p>This program was successfully implemented through the amendment to the Development Code to streamline review process for smaller projects.</p>	<p>It is not carried forward at this time because it was completed. However, to carry forth efforts to provide clear and comprehensive design recommendations and compatibility with neighborhood character, a program was designed to focus on multi-family design (<i>1.e Simplify Multi-Family Development Through Design Guidelines</i>).</p>
<p>HS-2.c Link Code Enforcement with Public Information Programs. Implement housing, building and fire code enforcement to ensure compliance with basic health and safety building standards and provide information about rehabilitation loan programs and subsidized housing programs for use by qualifying property owners who are cited and tenants in need.</p>	<p>Secure affordable safe housing and improve the safety and quality of existing housing stock.</p>	<p>Code Enforcement staff are members of Customer Service Team. Continue to coordinate complaint resolution among departments to ensure public safety. Provide clients contact info to Rehab Loan program when appropriate.</p>	<p>This is an ongoing work program for Code Enforcement, and is implemented with success.</p>	<p>This program is carried forward as <i>2.u Link Code Enforcement with Public Information Programs</i>.</p>

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<p>HS-2.d Assist in Maximizing Use of Rehabilitation Programs. Publicize low income homeowners' assistance for housing rehabilitation and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes. Utilize federal Community Development Block Grant (CDBG) funds, administered by the Marin Housing Authority, that are available for this purpose, or other sources to the extent possible, given program-funding criteria and local need. Facilitate greater participation in the program by increased advertising and encouragement of resident participation.</p>	<p>Education and preservation of existing units</p>	<p>Rehab program fully utilized – advertised on Housing Authority website Code Enforcement staff advise clients as appropriate of program.</p> <p>From July 1, 2003 to June 30, 2008, the Residential Rehabilitation Loan Program funded 59 loans for a total amount of \$1,464,000.</p>	<p>The program has achieved substantial exposure at mobile-home parks and social service agencies, and the program have also received ample applications. As a result, little ongoing outreach is necessary.</p> <p>One constraint is the amount available for loans each year, due to the structure of the program (money is available for loan once loans are paid off). Another constraint is the availability of contractors who will do repairs at an inexpensive rate.</p> <p>There is no HUD-approved counseling agency in the County to fulfill the legally required counseling sessions on reverse mortgages for seniors.</p>	<p>This program is carried forward as 2.v <i>Assist in Maximizing Use of Rehabilitation Programs</i> and the need for credit counseling is addressed in program 2.t <i>Oversee First-Time Homebuyer Programs</i>.</p>
<p>HS-2.e Monitor “At Risk” Units and Acquire Existing Affordable Rental Housing. Work with nonprofit sponsors seeking to acquire and rehabilitate affordable rental housing units in order to maintain ongoing affordability of the units. This will include, but not be limited to, the following: (1) support necessary to obtain funding commitments from governmental programs and nongovernmental grants; (2) assistance in permit processing; (3) possible waiver of fees; and (4) use of local funds if available.</p>	<p>Housing stock preservation</p>	<p>An at-risk report was completed. California Housing Partnership reported only one at-risk property, located in the Town of Tiburon.</p> <p>BMR units are restricted by RRAs recorded against the property, generally in perpetuity.</p>	<p>The County relies on monitoring by third parties, such as the California Housing Partnership.</p>	<p>This program was revised to separate monitoring and acquisition activities. As a result, this program is carried forward as 2.w <i>Monitor Rental Housing Stock</i> and 3.f <i>Preserve Existing Housing Stock</i>.</p>

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<p>HS-2.f Remedy Constraints on the Development, Maintenance, and Improvement of Housing for Persons with Disabilities. Analyze and determine whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures, and building codes. If any constraints are found in these areas, the County will initiate actions to address these constraints to provide reasonable accommodation for housing intended for persons with disabilities.</p>	<p>Remove constraints to develop and preserve housing for disabled persons</p>	<p>Analysis of possible constraints completed and barriers identified, and the updated program reflects these constraints and barriers: a) the need for exceptions in zoning and land use for housing for persons with disabilities, b) the need for access ramps in setback areas, and c) encourage and integrate the principles of universal design into the Development Code.</p>	<p>As part of outreach for the Countywide Plan and Housing Element updates, members of the community and advocates for persons with disabilities provided important feedback on constraints and barriers to the development, maintenance and improvement of housing for persons with disabilities. The County also reviewed applicable policies from other jurisdictions in the development of the updated program.</p>	<p>This program is carried forward with an attempt to include more actionable measures that address constraints and barriers in 2.g <i>Ensure Reasonable Accommodation</i>.</p>
<p>HS-3.a Complete a Nonresidential Job/Housing Linkage Study. In coordination with Marin County and the cities of San Rafael and Novato, complete the Nexus Study (already in draft form) to determine appropriate and possible contributions for affordable housing from nonresidential uses, and to document the relationship between job growth and affordable housing needs of various types of development.</p>	<p>Legally justifiable nexus analysis</p>	<p>A Nonresidential Job/Housing Linkage Study was completed in 2002.</p>	<p>This program was successfully completed. Nexus study led to the adoption of a Job/Housing Fee in 2006.</p>	<p>This program is not carried forward because the objective was achieved.</p>

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<p>HS-3.b Adopt a Job/Housing Linkage Ordinance. Continue to apply the Jobs/Housing Linkage Ordinance, which sets requirements on new development for construction of affordable dwelling units and/or payment of in-lieu fees to the Housing Trust Fund.</p>	<p>Provision of housing with new non-residential development</p>	<p>As part of extensive updates to Title 22.22, the section of the County's Development Code related to Affordable Housing Regulations, the County adopted a Job/Housing Linkage Ordinance (3393) in 2003, requiring that any proposed commercial or industrial development, including light industrial, office/research and development, warehouse, hotel, and retail uses, to provide affordable inclusionary residential units. Twenty-five percent of the total number of housing units for very low, low, and moderate income households that are generated by the development must be provided within the development. The ordinance also provides for the construction of units off site as necessary, the dedication of real property in lieu of inclusionary units, and the payment of in-lieu housing fees according to development type. Employee residential units were constructed as a demonstration project at Strawberry Shopping Center prior to the ordinance adoption: 4 affordable to very low income households, one unrestricted in affordability.</p>	<p>This program was successfully implemented. Most new commercial development is in the cities and towns. There is minimal commercial development in the unincorporated jurisdiction, so there are limited opportunities to apply the policy. No funds have been collected to date.</p>	<p>This program is not carried forward because the ordinance was successfully adopted. However, it is important to continue to monitor and assess the linkage fee, including appropriate fee adjustment and ensure the requirement of employee housing, preferably on-site. As a result, <i>3.g Monitor Inclusionary Housing Programs (subprogram c. Continue to monitor the Jobs/Housing Linkage Ordinance)</i> builds on the successes of this program.</p>

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<p>HS-3.c Identify Existing Employee Housing Opportunities. Work with local school districts, public agencies, and existing businesses to seek opportunities for helping their employees find needed housing, such as purchasing or leasing of larger facilities to provide local housing opportunities, mortgage buy-downs or subsidies, and rent subsidies. Seek the commitment of other organizations, such as the Marin Board of Realtors, to have their members encourage employers to address employee-housing opportunities.</p>	<p>Housing close to jobs and a reduction in commuting</p>	<p>The County was instrumental in establishing and providing technical support to the Marin Workforce Housing Trust Fund, a public/private partnership of major Marin businesses and public agencies. The County has committed one million dollars to the Marin Workforce Housing Trust to leverage an additional two million for new affordable workforce housing development. The MWHT reached its goal of \$3 million in funding in 2008 and intends to make the first funding cycle available in 2009.</p> <p>In partnership with the City and Chamber of San Rafael a First Time Homebuyers Fair was held in October of 2007. As a result of three Brown Bag events and paycheck notices to county employees, 58 new households became first time homebuyers in Marin County.</p>	<p>This program was successfully implemented. In addition to the Marin Workforce Housing Trust, a number of organizations are active in pursuing employee housing programs, including the Marin Board of Realtors and the local Chambers of Commerce.</p>	<p>This program is not carried forward because a sufficient foundation has been laid to assist employees with opportunities. As a part of those efforts, the County's role in providing resources and forums for First Time Homebuyers will continue, as illustrated in 2. <i>t</i> <i>Oversee First-Time Homebuyer Programs.</i></p>

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<p>HS-3.d Establish Zoning for Live/Work Opportunities. Review home occupation, employee, and caretaker provisions in the Development Code to ensure reasonable standards for home occupations and to create the possibility for live/work projects. Identify locations in Marin County suitable for live/work units, and include performance standards relating to noise, odor, and type of uses permitted, and standards for parking, fencing, and related performance standards.</p>	<p>Housing close to jobs and a reduction in commuting</p>	<p>A 2003 update to the Development Code (Section 22.32.100) expanded the definition of home occupation to allow employees at home-based businesses.</p> <p>In 2006, employee housing regulations were amended (through Ordinance 3451). Employee housing is permitted in commercial districts (CP, AP, RCR and PF) where the housing is secondary to the commercial use. Housing units must be located above the first floor or at the rear of the building and have a separate entrance. Units are limited to 750 sq. ft. with no more than 25% of the gross floor area dedicated to housing. At least one employee must occupy the unit. Parking standards may be relaxed due to shared parking opportunities.</p> <p>Home occupations are permitted uses in the Village Commercial Residential district and permitted in the Residential Commercial Multiple Planned districts when authorized by the master plan. Home occupations must be secondary to the residential use. No signs or visible home occupation activity are permitted. Home occupations may not cause noise, dust, odors, light, or other nuisances.</p>	<p>Allowing live/work opportunities does not directly facilitate the increase of this type of use.</p> <p><i>Continued from Results:</i> During the Countywide Plan process, a Housing Overlay Designation was established to identify possible sites for affordable housing. In addition, the HOD provided zoning designations and development criteria which for mixed use housing and live/work opportunities (see Countywide Plan CD-2.3, 2.d, 2.l, 2.m, 2.n).</p>	<p>This program is not carried forward because the current zoning is sufficient to enable live-work opportunities.</p>

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<p>HS-3.e Apply CEQA Exemptions and Expedited Review. Consistent with CEQA Section 15332 (“Infill Development Projects”), seek opportunities for infill development within urbanized areas consistent with local general plan and zoning requirements that can be categorically exempt from CEQA review. In instances where CEQA Section 15332 would not apply, the County will consider an area-wide Environmental Assessment or Program EIR assessing area wide infrastructure and other potential off-site impacts to expedite the processing of subsequent affordable housing development proposals.</p> <p>HS-3.f Modify Multi-Family Sites Zoning. Review and amend multi-family residential standards and procedures in order to ensure protection and efficient development of multi-family infill housing sites that are consistent with the Marin Countywide Plan and Development Code to be developed for affordable and workforce housing. Amendments to be addressed include the following: see Housing Element</p>	<p>Improve efficiency of environmental review process</p> <p>Increase capacity for affordable housing development</p>	<p>In the Countywide Plan update, the County identified development opportunities for infill development along the urbanized 101 corridor. All 11 named sites were included in the Housing Overlay Designation, a program to promote higher density and a higher level of affordability.</p> <p>Development Code land use table changes clarified multi-family housing as a principally permitted use.</p> <p>Additionally, many of these principles were integrated into the County's HOD (established within the update to the Countywide Plan, approved in 2007), which allows high density, flexibility in design standards in exchange for a higher level of affordability. Also, minimum densities were adopted to 30 units per acre within the HOD and in general and office commercial.</p>	<p>While the program references CEQA Section 15332, the County is not eligible for this exemption, as it stipulates that the proposed development must occur “within city limits” to receive this exemption.</p> <p>A possible barrier to expedited review is neighborhood opposition that can result in lengthy approval processes.</p> <p>Fireside was rezoned to 12.5du/ac, the midpoint of that GP land use of 1 to 20 du/ac, Pt Reyes Affordable Homes was granted General Plan and zoning amendment to allow for increased residential density; SF to MF 1-4du/ac (2002) and changed to planned district (CRMP) land use.</p> <p>Countywide Plan HOD policy was adopted in 11/6/2007. Results are not yet evident.</p>	<p>This program was revised to account for barriers to implementation and to increase the consideration of an area-wide Environmental Assessment or Program EIR (2.s Consider CEQA Expedited Review).</p> <p>The spirit of this program is carried forward in 1.c <i>Evaluate Multi-Family Land Use Designations</i> to advance the efforts of this program.</p>

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<p>HS-3.g Seek Increased Multi-Family Housing Opportunities. When undertaking general plan amendments, specific plans, rezoning, or a community visioning process, the County will strive to identify sites for multi-family affordable workforce and special needs housing where opportunities are available. The following kinds of sites and opportunities may be included or considered: See Housing Element</p>	<p>Increase capacity for multifamily housing development</p>	<p>The Housing Overlay Designation in the recent Countywide Plan Update provided relaxed development standards for multi-family affordable housing as well as higher densities and other incentives on in-fill sites near public transportation, employment and services.</p> <p>CWP program CD-2.a Utilize all available methods to create affordable housing, including redevelopment of commercial areas for mixed use, air rights over parking areas for housing, residential duets on corner lots, upper-story housing over one-story commercial buildings, and Transfer of Development Rights (TDR) programs. (See CD-2.d, CD-5.b, DES-2.a, DES-3.a, DES-2.c, HS-3.n through HS-3.t, and TR-3.e.)</p>	<p>Policies with potential increased multi-family housing were integrated into the HOD policy in the Countywide Plan update, the second unit amnesty program and the density bonus program.</p>	<p>The spirit of this program is carried forward in 1.d <i>Require Multi-Family Residential Development in Multi-Family Zones</i>, 1.e <i>Simplify Multi-Family Development Through Design Guidelines</i> and 1.f <i>Promote Development Certainty</i>.</p>
<p>HS-3.h Zone and Provide Appropriate Standards for SRO Units and Efficiency Apartments. Establish opportunities for development of single room occupancy units (SROs) and efficiency apartments in appropriate locations as lower-cost rental alternatives for single person households. Review and revise zoning regulations to encourage additional SRO units and efficiency apartments in multi family and mixed use areas. This review should include the following: see Housing Element</p>	<p>Offer financially viable housing options for single individual adopted</p>	<p>In addition, the Local Coastal Plan update currently underway is also engaged in implementing this program. Ordinance 3492, adopted in June 2008, introduced snack bar definition which allows a secondary food preparation area which does not count against residential density. The purpose of this is to establish flexibility in home sharing. Residential care facilities are also exempt from density calculations due to food preparation areas where meals are also provided at least 2 times per day.</p>	<p>Single Room Occupancy developments are often possible through the conversion of old hotels, and seldom a product of new construction.</p> <p>A model of small-scale SRO housing is more viable and feasible in Marin, such as the 7 SRO units at the Gibson House in Bolinas.</p>	<p>This program is carried forward as 1.i <i>Zone and Provide Appropriate Standards for SRO Units</i>.</p>

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<p>HS-3.i Encourage Cohousing, Cooperatives, and Similar Collaborative Housing Development. Encourage housing developments that are based on cohousing and similar approaches that feature housing units clustered around a common area and shared kitchen, dining, laundry, and day care facilities, and make zoning revisions that could assist “shared housing,” such as allowing a small meal preparation area in addition to a kitchen in order to facilitate home sharing opportunities, particularly in underutilized, large homes occupied by only one or two people.</p>	<p>Offer housing options and variety</p>	<p>A Cohousing report was completed November 2006. Marin barriers are land availability, affordability and land use. Unit affordability would require subsidies, scarcely available for small unit projects. Seniors would be key market for cohousing.</p> <p>Snack bar definition created in Chapter 22.130 in June 2008 allows for small food prep appliances, accessory to the primary food prep facility; not treated as a separate unit for counting density or units. Facilitates home sharing without creating second unit.</p> <p>Promoting second units through second unit policies including the amnesty program.</p> <p>The County funded refurbishment of Gibson House into seven SRO units in Bolinas, completed in 2005.</p> <p>Additionally, the County Affordable Housing Program convened a meeting with staff from its Planning and Environmental Health departments and community members including the Community Land Trust Association of West Marin in April (2004) to explore cohousing opportunities in West Marin and engage the local community to assess cohousing feasibility in their community.</p>	<p>The Cohousing Report found that cohousing or cooperative living is often not an affordable option and requires capital in the early stages.</p> <p>Snack bar should alleviate compliance problem for units unable to comply with second unit standards, as it allows relatively independent living for separate households within one home.</p>	<p>This program is not carried forward because adequate zoning and code provisions allow this housing type, and the Cohousing report found this was not a viable option for affordable housing and additional market rate opportunities are not a high priority on the Agency’s Work Program at this time.</p>

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<p>HS-3.j Evaluate Government Property for Housing Potential. Actively work with school districts, government agencies, and neighborhood groups to develop surplus or underdeveloped property for affordable housing for teachers and government personnel. Establish an equitable selection process if the agency or district puts up land and therefore has an equity interest in the housing development.</p> <p>HS-3.k Encourage Transfer of Development Rights (TDR). Consider actions to encourage Transfer of Development Rights (TDR) if it will result in the development of workforce or special needs affordable housing in appropriate locations.</p>	<p>Identification of additional suitable housing sites</p> <p>Community building</p>	<p>A study was completed in 2004. A total of 14 sites were evaluated and no appropriate developable sites were identified. No school sites were evaluated in the study.</p> <p>During the CWP update, underutilized school sites were evaluated and 3 schools were named as HOD sites.</p> <p>Considered during Countywide Plan update. From the CWP: CD-5.g Consider Transfer of Development Rights. In concert with city and town governments, consider creating a program that would enable transfer of development rights from bayfront or ridge and upland greenbelt areas to medium- and higher-intensity centers in existing communities, in compliance with site-specific development and design standards tailored to parcels designated for receiving increases in density (see Program AG-1.f).</p> <p>Program CD-2.g in the Countywide Plan encourages the utilization of mixed use sites along the city center and 101 corridor as receiver sites for TDR away from environmentally sensitive lands.</p>	<p>This program was implemented.</p> <p>One barrier to the development of school sites as housing is the increase in school age populations over the past five years. As a result, many underutilized portions of school properties are being used to accommodate this need.</p> <p>Rather than a formal TDR, Countywide Plan concentrated development along the city center corridor away from environmentally sensitive lands.</p>	<p>This spirit of this program is carried forward in the Section IV: Sites Analysis as well as 1.b <i>Conduct a Comprehensive Affordable Housing Sites Inventory.</i></p> <p>This program is not carried forward because an evaluation of TDR during the Countywide Plan update found that development along the 101 corridor is a more viable way to facilitate housing.</p>

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<p>HS-3.I Review and Update Parking Standards. Review and update parking standards based on the most up-to-date empirical studies to allow for more flexible parking requirements to help facilitate infill, transit-oriented, and mixed-use development. Consider the following: see Housing Element</p>	<p>Increase ability to utilize more land for housing development</p>	<p>Parking requirements in HOD policy outlined in the Countywide Plan may be adjusted on a case-by-case basis using criteria established in the URBEMIS model to encourage transit-oriented development.</p> <p>Also, the County updated its density bonus ordinance in August 2008. Among the list of concessions or incentives for affordable housing is a reduction in parking requirements. Specifically, the applicant can request a relaxation of onsite parking standards (1 onsite parking space for zero to one bedroom; 2 onsite parking spaces for two to three bedrooms and 2.5 onsite parking spaces for four or more bedrooms) and onsite parking can include tandem and uncovered parking.</p>	<p>Staff time and resources are one barrier to implementation. However, programs and policies in the Planning Department have helped to update and make improvements to parking standards where possible.</p>	<p>This program was revised to reflect achievements and the consideration of new goals and proposed policy and code changes (<i>1.k Review and Update Parking Standards</i>).</p>
<p>HS-3.m Establish Transit-Oriented Development (TOD) Zoning Standards. Establish standards and procedures in the Development Code to promote Transit-Oriented Development (TOD), including (1) a density bonus (up to an additional 25% in excess of the General Plan maximum); (2) parking standards to be established on a case-by-case basis, depending upon the location and characteristics of the development; and (3) height limit bonuses on parts of TOD sites as appropriate if the design fits with other nearby uses and within the neighborhood context.</p>	<p>Maximize housing opportunity sites and decrease transportation congestion</p>	<p>The Countywide Plan:</p> <ul style="list-style-type: none"> a) establishes an Affordable Housing Overlay Designation zoning district that requires qualifying sites to be located within one-half mile of public transit and one mile of community services. HOD sites are permitted densities of at least 30 units per acre on most sites (at least 25 units per acre in the Neighborhood Commercial/Mixed use zone). b) allows parking requirements to be adjusted on a case-by-case basis using criteria established in the URBEMIS model to encourage transit-oriented development. c) allows projects to be entitled to development standard adjustments, such as parking, floor area ratio, height and fee reductions, etc. <p>Initiated density bonus zoning changes in 2007 and adopted ordinance 3497 in August 2008.</p>	<p>With Marin's limited transit network, TOD sites are limited in the County.</p>	<p>While this program is not carried forward, efforts around TOD continue through <i>1.k Review and Update Parking Standards</i>, <i>1.o Codify Affordable Housing Incentives Identified in the Community Development Element</i>, and <i>3.c Perform Regional Transportation and Housing Activities</i>.</p>

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<p>HS-3.n Identify and Designate TOD Sites. Identify and map potential TOD sites, and undertake general plan, rezoning, and environmental review as necessary to facilitate their development.</p>	<p>Increase available housing opportunities</p>	<p>The County developed the Housing Overlay Designation in the Countywide Plan as a way to permit, encourage and incentivize TOD. The County identified potential sites for the Countywide Plan as HOD sites (see maps 3-2a-c of the Countywide Plan).</p> <p>Criteria for identification within the HOD included location within: "the City-Centered Corridor, one-half mile of a transit node or route with daily, regularly scheduled service, and one mile of a medical facility, library, post office, or commercial center (See CD-2.3)."</p>	<p>Final HOD criteria was significantly limited by community concern for medium density development in areas of environmental sensitivity or areas impacted by heavy traffic.</p>	<p>While this program is not carried forward, efforts around TOD continue through <i>1.k Review and Update Parking Standards, 1.o Codify Affordable Housing Incentives Identified in the Community Development Element, and 3.c Perform Regional Transportation and Housing Activities.</i></p>
<p>HS-3.o Conduct a Survey of Potential Mixed Use Sites. Conduct a survey of nonresidential sites to identify sites that have the potential for mixed use development or redevelopment, as follows: See Housing Element</p>	<p>Determine potential for new housing opportunity</p>	<p>Included within the HOD sites identified in the 2007 Countywide Plan (see maps 3-2a-c) is a minimum of 5 mixed-use opportunities with one of the sites recently developed (commercial space with four affordable housing units and one market rate unit).</p> <p>Additionally, the Countywide Plan establishes criteria for site identification (CD-2.3) and to assist in determining development feasibility and standards (See CD-8.7). Sites that meet the criteria may be eligible for incentives such as excess Floor Area Ratio (FAR) (See HS-3.q).</p> <p>There is a program in the Countywide Plan (CD2.g) to "Identify and Plan Mixed Use Sites," to continue this effort.</p>	<p>The research was successful in that a thorough evaluation of potential sites was conducted. Barriers to future development on these sites was one outcome of the research, including significant constraints due issues such as, but not limited to, flooding, sea-level rise, and significant traffic impacts.</p>	<p>This spirit of this program is carried forward in <i>1.b Conduct a Comprehensive Affordable Housing Sites Inventory and 1.c Evaluate Multi-Family Land Use Designations (subprogram c. Identify sites...).</i></p>

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HS-3.p Prepare a White Paper on Mixed-Use Housing Development Feasibility. Investigate financing, market, management, and development feasibility issues related to mixed-use development. Identify ways in which government actions can make mixed use affordable and workforce housing more feasible.	Increase feasibility of successful rezoning	This program was not implemented due to lack of staff resources, and turnover with regard to the staff and volunteers assigned to this program.	The County has little commercial development opportunities, as most is concentrated within the city limits. In addition, mixed-use opportunities are extremely different (from small villages in the coastal area to strip mall rehabilitation along the 101 corridor) and no comprehensive feasibility could apply across all or even most mixed use areas.	This program is not carried forward because mixed-use policies were adopted into the Countywide Plan which made individual site feasibility unnecessary.
HS-3.q Establish Mixed-Use Development Standards and Incentives. Assess impediments and create incentives for mixed-use housing development, including changes to zoning and Development Code standards to make possible affordable housing development in mixed use zones. Consider the following: See Housing Element	Increase housing opportunity sites and revitalize underutilized non-residential areas	<p>In 2007, the County adopted a Housing Overlay Designation in the Countywide Plan that applies to mixed-use sites, including shopping centers and other underutilized sites, and establishes density bonuses for affordable housing. Projects may be entitled to development standard adjustments, such as parking, floor area ratio, and height and fee reductions. Parking requirements may be adjusted using criteria established in the URBEMIS model to encourage transit-oriented development. See Program HS-3.v for more details.</p> <p>In 2006, the County adopted a Job/Housing Linkage Ordinance that requires any proposed commercial or industrial development, including light industrial, office/research and development, warehouse, hotel, and retail uses, to provide affordable inclusionary residential units. See Program HS-3.b for details.</p> <p>The CWP allow affordable housing to exceed the commercial FAR for low and very low income housing.</p>	<p>The County has little commercial development opportunities, as most is concentrated within the city limits. Similarly, any housing with commercial uses will likely be developed by market developers.</p> <p>In 2006, the Development Code was amended to permit employee housing in commercial districts (CP, AP, RCR and PF) where the housing is secondary to the commercial use. See Program HS-3.d for details.</p> <p>In 2008, the adoption of a density bonus ordinance also provided incentives and concessions to help remove impediments and facilitate affordable housing development.</p>	The aim of this program is carried forward in <i>1.c Evaluate Multi-Family Land Use Designations</i> and <i>1.e Simplify Multi-Family Development Through Design Guidelines</i> .

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<p>HS-3.r Link to Funding Resources. Establish specific uses of housing funds and/or land donations generated through the inclusionary housing program. As appropriate, designate specific sites where affordable housing will be required through zoning, and provide incentives and other means to make that development happen.</p>	<p>Maximize effectiveness of housing funds</p>	<p>The update to the inclusionary housing program and the enactment of the HOD designates additional sites for affordable housing and provides incentives such as density bonuses</p>	<p>One barrier to the designation of specific sites where affordable housing will be required through zoning is community resistance to affordable housing. Extensive planning processes engaging residents can be effective in overcoming this barrier, but require significant resources and commitment on behalf of multiple parties.</p>	<p>The spirit of this program is carried forward in <i>1.b Conduct a Comprehensive Affordable Housing Sites Inventory</i> and <i>3.n Coordinate Among Project Funders</i>.</p>
<p>HS-3.s Conduct a Detailed Affordable Housing Sites Feasibility Study. Initiate a Housing Sites study, which, in part, shall review whether any surplus or potentially surplus public or quasi-public lands are appropriate for residential and mixed-use development, especially for people who are homeless and at risk of homelessness. Work with community groups to evaluate properties for their fitness as sites for affordable housing. Issues to be investigated include the following: See Housing Element</p>	<p>Identification of additional suitable housing sites</p>	<p>During the Countywide Plan process, a Housing Overlay Designation was established to identify possible sites for affordable housing.</p>	<p>No financial analysis was performed for the sites named within the Housing Overlay Designation, resulting in a lack of knowledge of the realistic development capacity and feasibility of the sites.</p>	<p>In addition to the sites analysis conducted for this Housing Element update, this program is carried forward in <i>1.b Conduct a Comprehensive Affordable Housing Sites Inventory</i>, initiating the sites identification process two years prior to the end of the planning period for the next two planning periods.</p>
<p>HS-3.t Enact Density Bonus Zoning and Other Incentives. Amend the Development Code to encourage an increase in the supply of well-designed housing for very low, low, and moderate income households.</p>	<p>Create incentives to create more affordable housing opportunities</p>	<p>The County adopted a Density Bonus and Other Incentives ordinance in August 2008. Key provisions of the ordinance included resale restrictions for affordable units, increase in bonus for very low, low and moderate income and senior households, and incentives of height, setback, coverage, floor area and/or parking requirements given the percentage of affordable units within the development.</p>	<p>This program was successfully implemented through the adoption of the ordinance.</p>	<p>This program is not carried forward because the ordinance with successfully adopted.</p>

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<p>HS-3.u Prepare a White Paper on Ways to Facilitate Smaller Affordable Housing Projects. Prepare a study of options and opportunities for the development of smaller affordable housing projects, such as mixed use or small infill site development. Work with nonprofits in exploring management best practices, funding, and other feasibility issues for smaller developments.</p>	<p>Analyze opportunities and constraints on small-scale projects</p>	<p>This program was not implemented due to lack of staff resources, and turnover with regard to the staff and volunteers assigned to this program.</p>	<p>This program was not implemented due to lack of staff resources, and turnover with regard to the staff and volunteers assigned to this program.</p>	<p>This program is not carried forward because mixed-use policies were adopted into the Countywide Plan which made individual site feasibility unnecessary.</p>
<p>HS-3.v Evaluate the Feasibility of an “Affordable Housing Overlay Designation” Zoning Designation. Evaluate the feasibility of establishing an affordable housing overlay zoning ordinance that lists particular sites on which residential densities will be substantially increased if a specified level of affordability is achieved.</p>	<p>Create new opportunities for affordable housing opportunities</p>	<p>An Affordable Housing Overlay Designation was adopted in the 2007 Countywide Plan update. HOD allows for higher density on sites in exchange for higher level of affordability. The Countywide Plan identifies HOD sites and establishes densities of at least 30 units per acre on most sites (at least 25 units per acre in the Neighborhood Commercial/Mixed use zone). Sites are located within one-half mile of public transit and within 1 mile of community services. At least 49% of units must be affordable to households earning up to 60% AMI; ownership developments have the option of providing at least 60% of units affordable to households earning up to 80% AMI. Up to 658 units may be developed in the HOD zone.</p>	<p>This program was successfully implemented.</p> <p>Although no HOD projects have been developed to date, a local developer is in negotiations with the current property owner of the Marinwood Village site, a designated HOD site. The site has gone through an extensive community-based planning effort and has resulted in a plan for a mixed use project including 50-100 units of housing, including 50% of the homes affordable to low and moderate income households.</p> <p>The HOD program needs more time to be implemented before its effectiveness can be evaluated.</p>	<p>This program is not carried forward because the HOD was adopted into the Countywide Plan update in 2007.</p>

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HS-3.w Work with the Marin Housing Authority. Continue the agreement with the Marin Housing Authority (MHA) for management of the affordable housing stock in order to ensure permanent affordability, implement resale and rental regulations for low and moderate income units, and ensure that these units remain at an affordable price level.	Housing preservation	<p>The County currently has a MOU with the Marin Housing Authority (MHA) to manage 91 affordable homeownership inclusionary units. MHA has produced an informational homeowner newsletter, and monitors for program compliance.</p> <p>The spirit of this program was codified in the Development Code through the Density Bonus and Other Incentives ordinance, adopted in 2008, reiterating the County's ongoing partnership with MHA and other agencies.</p>	Program has been successful, but plagued by the recent credit crisis, specific to issues with unit foreclosures and over-encumbrances. Ongoing funding may be an issue for this project.	The County's partnership with MHA and support of the BMR program is integrated into many other programs, including 2.p <i>Apply Long-Term Affordability Controls</i> , 2.t <i>Oversee First-Time Homebuyer Programs</i> , and 3.a <i>Advance Organizational Effectiveness</i> .
HS-3.x Revise the Inclusionary Housing Regulations. Update the existing Inclusionary Housing Ordinance to include requirements for residential projects, including development of specific income targets and in-lieu fee formula.	Maximize opportunities and create incentives to build housing versus pay fees	<p>Inclusionary housing policies have been updated to reflect four of the five sub-programs. Revisions to the Development Code were made in 2003 and 2006. Developments of 2 or more units must provide 20% inclusionary units affordable to households earning up to 50% AMI in the case of rental developments, and up to 60% in the case of ownership developments. In-lieu fees are calculated as the difference between what a household earning the target income level can afford and the estimated cost of a market unit of appropriate size, as determined by the County.</p> <p>Assisted living units are covered under jobs/housing linkage, clarified in Development Code update 2008.</p>	Due to the limited amount of subdivision developments, it is difficult to assess achievements. 146 affordable units were leveraged with the help of in-lieu fees. Since 1988, the Trust Fund has expended \$14,560,458 in support of 887 units of affordable housing development.	This program was codified in 2008, and efforts continue with regard to inclusionary housing in 3.g <i>Monitor Inclusionary Housing Programs</i> .

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HS-3.y Modify Second Unit Development Standards and Permit Process. Continue to allow second units and review and modify the following second-unit development requirements consistent with SB 1866: See Housing Element	Increase neighborhood acceptance of affordable housing and offer more options for homeowners to qualify for ownership opportunities	Development standards were adopted in 2003. The ordinance permits second units in all single family residential zones where there is adequate water, sanitary service, parking, and emergency access. Applications are reviewed and approved ministerially. In Stinson Beach, units are permitted only on lots of one acre or more. All new units are limited to 750 sq. ft. in size. One off-street parking space is required for studios and one-bedroom units, and two spaces are required for two or more bedroom units. 127 second units were permitted between 1999 and 2006 and 150 applications received in 2007 and 2008.	This program was successfully implemented.	This program is carried forward as <i>1.h Undertake Adjustments to Second Unit Development Standards</i> .
HS-3.z Establish an Amnesty Program for Nonpermitted Second Units. Establish an amnesty program for nonpermitted second units in order to increase the legal housing stock when assurances are made of continued affordability of the unit as low income housing, such as agreement to accept Section 8 vouchers or other mechanisms to ensure affordability to a low income household. A specific period of time will be allowed for owners of illegal units to register their units and make them legal without incurring fines, along with assurances of long-term affordability of the unit.	Improve housing standards and affordable opportunities	Second unit amnesty program adopted 1/1/07 and extended through 12/31/08. The County reduced planning and building fees by 50% for all newly legalized units and negotiated a 50% reduction of Marin Municipal Water District connection fees for documented low-income units. Units were required to pass a health and safety inspection based on the Uniform Housing Code (new units must meet the Uniform Building Code). The county prepared numerous press release and handouts publicizing the program, made information available on the County's website, and conducted workshops.	This program was very successful. Took in approximately 150 second unit applications. Permitted approximately 60 existing second units as of December 2008. Facilitated approximately 25 code enforcement resolutions.	This program is not carried forward, but <i>1.h Undertake Adjustments to Second Unit Development Standards</i> seeks to build upon its successes by proposing codification of many of its elements, such as increased unit size, flexible parking standards, and septic standards adjustments. .

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<p>HS-4.a House Government Employees. Work closely with agencies supplying vital public services to help them realize affordable housing located in the county for emergency after-hours and standby personnel. Identify opportunities to build housing for emergency and standby personnel. Steps the County could take include fast tracking processing of housing proposals, coordinating funding, and consideration of density bonuses and other incentives to increase housing affordability. Identify opportunities for local government employees to find housing locally through such efforts as construction of workforce housing at public facilities or parking lots, or subsidizing mortgages or rents.</p>	<p>Provision of housing for government employees</p>	<p>The County completed an Employee Housing Options Report in 2002 that identified affordability issues for government employees and strategies for meeting those needs.</p> <p>As a result of three Brown Bag events and paycheck notices to county employees in, 58 new households became first time homebuyers in Marin County. In partnership with the City and Chamber of San Rafael a First Time Homebuyers Fair was held in October of 2007.</p>	<p>Because of Fair Housing considerations related to preference and set-asides, the County has not pursued funding for employee housing, although there has been an effort to educate and provide all available resources so that employees could available themselves of existing resources. Announcements of housing opportunities are forwarded via email to employees.</p>	<p>This program is not carried forward because a sufficient foundation has been laid to assist employees with opportunities. As a part of those efforts, the County's role in providing resources and forums for First Time Homebuyers will continue, as illustrated in 2.t <i>Oversee First-Time Homebuyer Programs.</i></p>
<p>HS-4.b Offer First-Time Homebuyer Programs. Operate and expand first time homebuyer programs as funding is available, and combine such programs with housing counseling programs.</p>	<p>Continue to implement and expand program</p>	<p>County financially supports BMR Program administration, and works to protect affordability of the 91 homes.</p> <p>Marin Housing Authority (MHA) operates Mortgage Credit Certificate program, and American Dream Downpayment Assistance (ADDI) program as funds available.</p> <p>Housing resource fair for first time homebuyers, invited lenders and first time homebuyer programs (credit counseling).</p> <p>As a result of three Brown Bag events and paycheck notices to county employees in, 58 new households became first time homebuyers in Marin County. In partnership with the City and Chamber of San Rafael a First Time Homebuyers Fair was held in October of 2007.</p>	<p>The County coordinates with MHA to offer first time homebuyer opportunities through the Below Market Rate Homeownership Program.</p>	<p>This program is carried forward as 2.t <i>Oversee First-Time Homebuyer Programs.</i></p>

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<p>HS-4.c Coordinate Efforts in the Effective Use of Available Rental Assistance Programs. Develop and implement measures to make full use of available rental assistance programs.</p>	<p>Implement and make effective use of rental assistance programs</p>	<p>MHA currently administers 2,109 Section 8 vouchers, 53 Shelter Plus Care housing subsidies and 35 HOPWA subsidies monthly. In FY 08/09, MHA assisted 93 extremely low income and low income households with emergency homeless prevention rental assistance.</p> <p>MHA also owns and manages 200 public housing units for seniors with people with disabilities, 292 public housing units in the unincorporated County (Marin City) and 80 units of affordable housing. All of these units are targeted for low income households.</p> <p>In Sept. 2008, the Section 8 Wait list was opened for the first time in seven years. In one week, over 11,200 applications were received. Approximately 235 of these households are from the unincorporated County. While not all applicants were served with vouchers, MHA systematically refers households seeking housing subsidies to a list of over 2,500 subsidized rentals in the County.</p>	<p>MHA has taken the lead on coordinating use of rental assistance. They have received CDBG funds to hire a housing search specialist to assist special needs and 'hard to house' populations to utilize their housing assistance vouchers. Hard to house includes disabled, homeless, senior, and households with three or more minors.</p> <p>While the need is great, the level of resources is unable to match the need in large part, due to the lack of funding. This reality has not improved over the planning period. Due to lack of funding, MHA has halted its Housing Assist phone line and the Rental Deposit Guarantee Program.</p>	<p>This program is revised to recognize the County's role in funding and not direct coordination, as 2.i <i>Contribute Funding for Rental Assistance Programs.</i></p>

Policy/Program Title <i>Ref. # and brief description</i>	Objective <i>quantified where applicable or narrative</i>	Achievements / Results <i>quantified if possible</i>	Evaluation / Barriers to Implementation <i>Was it successful? reasons why it was or was not implemented or able to meet its objectives</i>	Recommendations for the Housing Element Update <i>carry forward as is / carry forward with modifications (specify) / or delete</i>
<p>HS-4.d Engage in a Countywide Effort to Address Homeless Needs. Actively engage with other jurisdictions in Marin to provide additional housing and other options for the homeless. Support and implement Continuum of Care actions in response to the needs of homeless families and individuals.</p>	<p>Respond to homeless needs</p>	<p>In 2006, the County adopted a 10 Year Plan to End Homelessness. The Plan was developed over a 15-month period in collaboration with homeless services providers, local jurisdictions, and various County agencies. The County and other agencies are sponsoring Project Homeless Connect events to provide health screenings, dental treatment, legal assistance, employment counseling, California IDs, and help with county public assistance and veterans programs. The first Project Homeless Connect was held in December of 2007. 32 service organizations and agencies participated in the event, which drew 200 homeless people. A second event was held in May 2008 in Novato with approximately 60 homeless people attending. A third was held in Sausalito in November 2008.</p> <p>The CWP provided another opportunity for the CDA to renew its commitment to addressing homeless needs. The following Countywide Plan programs refer directly to this Housing Element program: CD-2.i Conduct a 10-Year Countywide Homeless Plan and CD-2.j Allow Temporary Emergency Homeless Shelters.</p>	<p>The County has provided staffing through the Department of Health & Human Services (HHS) to coordinate the efforts of the Project Homeless Connect and the Continuum of Care application on an ongoing basis.</p> <p>The County also opened its facilities to provide overnight shelter to homeless individuals in 2008-09. The County continues to work with local non-profits to consider whether a permanent emergency shelters in Marin is the best use of resources. The groups working on the Project Homeless Connect identified the need of a winter shelter as a primary goal. Funding remains the primary barrier to efforts to address and alleviate homelessness in the County. Currently, HHS is renewing strategic planning efforts through a contract with HomeBase.</p>	<p>This program is carried forward as 2.f <i>Engage in a Countywide Effort to Address Homeless Needs</i>, and the Community Development Agency's efforts around homelessness are expanded through 2.d <i>Foster Linkages to Health and Human Services Programs</i> and 2.e <i>Support Efforts to House the Homeless</i>.</p>

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<p>HS-5.a Update Housing Trust Fund Ordinance and Operating Procedures. Adopt a Housing Trust Fund Ordinance, specifying that monies paid into the fund will be used to develop or rehabilitate units affordable to very low and low income households. Explore other streams of financing to add to or match these funds, and establish administrative guidelines for land acquisition for affordable housing, capital improvements for affordable housing developments, and other implementation actions. Staff will work with community and elected leaders to identify potential revenue sources.</p>	<p>Adopt procedures for use of Housing Trust Fund</p>	<p>Staff identified a new funding source for affordable housing, and adopted an affordable housing impact fee that applies to all new single-family homes over 2,000 square feet and tear-downs and remodels that result in more than 500 square feet of new space, for a total of 2,000 square feet or more. Builders of homes between 2,000 and 3,000 square feet are charged \$5 per square foot for every square foot over 2,000; builders of homes 3,000 square feet and larger are charged \$10 per square foot for every square foot over 2,000.</p>	<p>The proceeds of the Affordable Housing Impact Fee Ordinance adopted contribute to the Fund. The impact fee is expected to generate \$400,000 per year to be collected in the Housing Trust Fund. Success will be determined at the conclusion of the 2009-2014 planning period.</p>	<p>This program is carried forward in <i>3.j Update Affordable Housing Trust Fund Operating Procedures</i> with a focus on more actionable measures through the subprograms.</p>
<p>HS-5.b Coordinate Funding Among Development Proposals. Participate in efforts to establish administrative procedures to ensure that there is adequate coordination between jurisdictions and development proposals on their various housing activities and funding proposals, that local projects are competitive for outside funding sources, and that resources are used in the most effective manner possible.</p>	<p>Efficient use of available and minimized competition among projects</p>	<p>As of December 2007, the In-Lieu Housing Trust Fund contained \$1,246,395. The County, including the affordable housing program and federal grants, has held bi-annual meetings with the Marin Community Foundation (MCF), a primary local funder of Affordable Housing development. However, due to staff turnovers at the Foundation, these meetings have not been consistently held. The Marin Workforce Housing Trust, the other local source of countywide funding, has not issued any loans to date due to lack of staffing and delays in fund raising.</p>	<p>The Housing Assistance Team (HAT) was the intended coordinator of this effort; therefore this program has been implemented with limited success.</p>	<p>This program is revised as <i>3.n Coordinate Among Project Funders</i>.</p>
<p>HS-5.c Support Establishment of a Countywide Housing Data Clearinghouse. Support the establishment of a central housing data clearinghouse, under the Housing Strategist position, with up-to-date information on housing conditions in the county by jurisdiction, best practices, State law, funding opportunities, and related housing information.</p>	<p>Up-to-date data to monitor housing conditions and to support grant and other funding requests</p>	<p>The Marin Housing Element Workbook was completed in 2009, a collaboration of all the jurisdictions and coordinated by the County to collect information necessary for housing element updates.</p>	<p>This program was intended to be implemented as part of HAT. Without the political support and financial resources necessary, this program was partially implemented through the Workbook at the end of the planning period.</p>	<p>The spirit of this program is carried forward in <i>3.a Advance Organizational Effectiveness</i> and <i>3.i Provide and Participate in Local Affordable Housing Training and Education</i>.</p>

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<p>HS-5.d Continue to Retain Permanent County Affordable Housing Strategist Position. Continue to retain a full-time, permanent County Housing Strategist position with adequate support staffing to work with the County in creating affordable housing opportunities. The role of the Affordable Housing Strategist and supporting staff will be to implement Housing Element policies and programs, and coordinate the housing assistance team as described below.</p>	<p>Maintain sufficient staffing levels</p>	<p>The Affordable Housing Strategist was funded 100% through the County's general fund. In 2006 an additional staff position, Affordable Housing Planner was added to support the Strategist.</p>	<p>In 2007 the Affordable Housing Strategist position was reclassified to Principal Planner and staffing the Redevelopment Agency was added to the job description. The funding was also reallocated so that the position is now funded partly by redevelopment. The HAT and inter-jurisdictional role was never implemented due to lack of funding and political support from the other local jurisdictions.</p>	<p>This program is not carried forward because the County's Affordable Housing Program benefits from a strong foundation and a program is not needed to ensure its status at this time.</p>
<p>HS-5.e Conduct an Annual Housing Element Review. Develop a process for the assessment of Housing Element implementation through annual review by the Marin County Planning Commission and Board of Supervisors. Provide opportunities for public input and discussion, in conjunction with State requirements for a written review by July 1 of each year (per Government Code Section 65583(3)). Based on the review, establish annual work priorities for staff.</p>	<p>Annual review of accomplishments; modifications as needed</p>	<p>All annual reports have been submitted to the Marin County Board of Supervisors and the State Department of Housing and Community Development.</p>	<p>This program was implemented.</p>	<p>This program is carried forward in <i>3.h Undertake Housing Element Monitoring, Evaluation, and Revisions.</i></p>

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<p>HS-5.f Support Establishment of a Countywide Housing Assistance Team (HAT). Support the establishment of a housing technical assistance team who can advise and assist staff in implementing housing programs and facilitating development of partnerships with affordable housing developers for specific projects. The Housing Assistance Team (HAT) can consist of a pool of specialists with the following specialties: a local architect, an individual with knowledge about the underwriting of housing financing, and available funding sources, and a local community representative who is knowledgeable about the local issues.</p>	<p>Establishment of a technical assistance team to assist in Housing Element implementation</p>	<p>This program was not implemented due to lack of staff resources, lack of interest on a Countywide basis and turnover with regard to the staff and volunteers assigned to this program.</p>	<p>Significant barriers to implementation of this program included lack of political will and financial resources.</p>	<p>This spirit of this program is carried forward in many programs, including 1.b <i>Conduct a Comprehensive Affordable Housing Sites Inventory</i>, 3.a <i>Advance Organizational Effectiveness</i>, 3.e <i>Promote Countywide Collaboration on Housing</i>, and 3.i <i>Provide and Participate in Local Affordable Housing Training and Education</i>.</p>
<p>HS-5.g Conduct Staff Training. Conduct training sessions with local staff to review potential constraints and opportunities to create affordable housing, including housing needs, finance, issues such as delay and density, and management.</p>	<p>Increased knowledge of staff regarding affordable housing development</p>	<p>CDA Affordable Housing Staff conducted trainings for County planning staff on housing element and CWP exceptions for affordable housing. Participated in a design and density panel in Mill Valley. Presented affordable housing policy ideas to Fairfax and San Anselmo planning commissions. Provided affordable housing and second unit amnesty sample code text to several local jurisdictions' planning staff.</p>	<p>This program was successfully implemented.</p>	<p>This spirit of this program is carried forward in 3.a <i>Advance Organizational Effectiveness</i>, 3.b <i>Provide and Promote Opportunities for Community Participation in Housing Issues</i> and 3.i <i>Provide and Participate in Local Affordable Housing Training and Education</i>.</p>
<p>HS-5.h Update the Housing Element Regularly. Undertake Housing Element updates as needed, in accordance with State law requirements.</p>	<p>Assure consistency with State law</p>	<p>Housing element update in process with anticipated adoption of 2010.</p>	<p>This program is successfully implemented through this update process.</p>	<p>This program is carried forward as 3.h <i>Undertake Housing Element Monitoring, Evaluation, and Revisions</i>.</p>

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APPENDIX C: SUMMARY OF PUBLIC MEETINGS

Marin County Community Development Agency hosted a series of public information workshops held in various locations throughout the County.

Affordable Housing Advocates Meeting	February 3, 2009	Marin Housing Authority Offices
Affordable Housing Experts Meeting	February 25, 2009	Marin County Health & Wellness Campus
Community Workshop 1	March 7, 2009	Marin County Health & Wellness Campus
Community Workshop 2	March 11, 2009	San Geronimo Valley Community Center
Community Workshop 3	April 28, 2009	Marin County Civic Center
Planning Commission 1	April 13, 2009	Marin County Civic Center
Planning Commission 2	August 10, 2009	Marin County Civic Center
Planning Commission 3	October 12, 2009	Marin County Civic Center

While summaries of key comments and themes can be found below, full meeting summaries of the Advocates and Experts Meetings and Community Workshops can be found at the Housing Element Update website - http://www.co.marin.ca.us/depts/CD/main/housing/2009_update.cfm. Planning Commission minutes are available at http://www.co.marin.ca.us/depts/CD/main/plngcom_video.cfm



Affordable Housing Advocates Meeting Summary

Tuesday, February 3, 2009, 2-4pm
Marin Housing Authority Offices, San Rafael

Participants

Participants were invited from various organizations based on their experience in advocating for affordable housing and working with special needs groups in Marin County. Participants included: Dave Coury, Housing Leadership Alliance; Joanna Beck, MCHAI Co-Coordinator/NPH; Joe Hegedus, Marin Continuum of Housing and Services; David Brigode, West Bay Housing; Josie Sanchez, Marin Center for Independent Living; Makini Hassan, Marin City Community Development Corporation; Nancy Kenyon, Fair Housing of Marin; Susan Scott, CLAM; Steve Boyer, St. Vincent de Paul Society; Ericka Erickson, Grassroots Leadership Network; Lesa Kraemer, Bolinas Community Land Trust (BCLT).

Staff and consultants in attendance included: Leelee Thomas, Stacey Laumann, and Alea Gage of Marin County Affordable Housing Program staff; Linda Jackson of San Rafael, Tim Wong of Novato, Nancy Kaufman of Larkspur, Christine O'Rourke of Ross, and Jeffery Baird of Baird + Driskell Community Planning.

Summary of Key Comments and Ideas

- Allow more development at higher density – use good design to accommodate density.
- Assure access to transit, parks, and public facilities (healthy and sustainable).
- Address the critical need of extremely low income households and the types of units needed – match area median income (AMI) requirements to actual need.
- Encourage Single Room Occupancy units (SRO).
- Provide land instead of money or units for inclusionary requirements.
- Rezone many sites in each jurisdiction to multi-family (R3). This would entail a comprehensive site by site evaluation of each parcel in each jurisdiction including single- family zoned sites, publicly owned and controlled sites, commercial sites, industrial sites, school sites, and all others.
- Use the CEQA statutory exemption for affordable housing and categorical exemptions for infill whenever possible.

Development Experts Meeting Summary

Wednesday, February 25, 2009, 2-4pm

Marin County Health and Wellness Campus, San Rafael

Participants

Participants were invited from various organizations based on their experience in planning and in developing affordable housing. Participants included: Andy Blauevelt, EAH Housing; David Levin, Bay Area Legal Aide; Charles W. Carson, Home Builders Association; Marc Rand, Marin Community Foundation; Roy Bateman, Marin County Community Development Agency; Marge Macris, Marin Environmental Housing Collaborative; Dan Nackerman, Marin Housing Authority; Michael Rex, Michael Rex Associates Architects; Clark Blasdell, Northbay Family Homes; Mary Stompe, PEP Housing; Betty Pagett.

Staff and consultants in attendance included: Leelee Thomas, Stacey Laumann, and Alea Gage of Marin County Affordable Housing Program staff; Jeffery Baird, Joshua Abrams and Gerald Ingraham of Baird + Driskell Community Planning.

Summary of Key Comments and Ideas

- Local money is needed in order to act fast and flexibly when properties come on the market.
- Establish programs appropriate to various Marin locations (urban vs. rural) and be responsive to the local community.
- Involve the community early on in the process and make sure there is a give-and-take dialogue that addresses community values.

- Provide clear development standards and incentives for affordable housing developments to minimize risk to funders and developers.
- Minimize discretionary review; Streamline the permitting process.

Public Workshop #1

Saturday, March 7, 2009, 10am-12pm
Marin County Health and Wellness Campus, San Rafael

Summary of Key Comments and Themes

- Determine ways to develop sustainable eco-friendly housing.
- Improve community based planning techniques.
- Marin is 2030 is the same kind of beautiful place it is today — not over-built or over-populated.
- Protect good sites for lower cost housing and reevaluate the Marinwood Shopping Center, St. Vincent's property and the Silveira property for their housing and retail potential.
- Focus on the design of housing.
- Older adults should be able to age in place, use transit and have nearby shopping and recreation.



Public Workshop #2

Wednesday, March 11, 2009, 7-9pm
San Geronimo Valley Community Center, San Geronimo

Summary of Key Comments and Themes

- Follow local community plans in achieving housing goals (such as avoidance of ridgetops, etc.).
- Improve the process of community planning to insure that the community's collective wishes as it pertains to meeting housing needs are respected.
- Identify ways to encourage modest affordable housing in West Marin.
- Identify housing solutions that can fit in each community and provide a checklist of housing types options that can be considered for each community.
- Link housing with resources capacity (sewer, water, etc.).



Public Workshop #3

Tuesday, April 28, 2009, 6:30-8:30pm
Marin County Health and Wellness Campus, San Rafael

Summary of Key Comments and Themes

- Create communities with a mix of housing.
- Encourage sustainable strategies for integrating more affordable units into the existing neighborhood fabric through transit-oriented and infill development, mixed use and second units.
- Focus on creating incentives for affordable housing development – rezoning is not enough. Consider constraints and opportunities associated with funding, parking, density, design, permitting and environmental review, but also new strategies to make affordable housing feasible to the extent that it can meet community housing needs.
- Incorporate rental and public housing and tenants of these housing types into conversations around affordability and sustainability.

APPENDIX D: INVENTORY OF HOMELESS HOUSING RESOURCES

Housing Elements must include an inventory of the homeless housing resources available within the community, including emergency shelters, transitional housing and supportive housing. The best source of housing inventory data is Marin County's annual application to the Department of Housing and Urban Development (HUD) for Continuum of Care (CoC) funding for homeless housing and services. HUD requires each community to maintain an inventory of emergency shelter, transitional housing and supportive housing and to update this inventory annually. The following chart provides inventory data as of January 2009, broken down by jurisdiction. Scattered site refers to programs that do not have permanent locations. Throughout the year, the scattered site programs change locations.

Jurisdiction	Facility/Program Name	Provider Name	Number of Beds		
			Emergency Shelter	Transitional Housing	Supportive Housing
Corte Madera	San Clemente Place	EAH	0	0	20
	Subtotal Corte Madera		0	0	20
Novato	Gilead House	Gilead House	0	9	0
	Hamilton Meadows	Hamilton Continuum Partners	0	105	0
	Meadow Park	Homeward Bound of Marin	0	23	0
	New Beginnings Center	Homeward Bound of Marin	64	0	0
	New Beginnings Center (beds for Vets)	Homeward Bound of Marin	16	0	0
	Next Key	Homeward Bound of Marin	0	36	0
	Subtotal Novato		80	173	0
	San Rafael	Reilly House	Center Point, Inc.	0	12
THP Mary Street		Center Point, Inc.	0	13	0
Nine Grove Lane		Huckleberry Youth Programs	4	0	0
Family Emergency Center		Homeward Bound of Marin	52	0	0
San Rafael (cont.)	Mill Street Center	Homeward Bound of Marin	40	0	0
	Family Park	Homeward Bound of Marin	0	30	0
	Family Resource Center	Homeward Bound of Marin	0	25	0
	Voyager	Homeward Bound of Marin	0	10	0

Jurisdiction	Facility/Program Name	Provider Name	Number of Beds		
			Emergency Shelter	Transitional Housing	Supportive Housing
	4 th Street	Homeward Bound of Marin	0	0	20
	Carmel	Homeward Bound of Marin	0	0	26
	Palm Court	Homeward Bound of Marin	0	0	21
	Second Step TH	Marin Abused Women's Svcs	0	96	0
	Short-Term TH	Marin Abused Women's Svcs	0	16	0
	Motel Voucher Program	St. Vincent DePaul Society	3	0	0
	Apartments Above Dining Room	St. Vincent DePaul Society	0	0	6
	Subtotal San Rafael		99	202	73
Scattered Site Programs	Transition Age Youth TH	Buckelew Programs	0	3	0
	Residential Support Services (RSS)	Buckelew Programs	0	0	64
	Supported Housing	Buckelew Programs	0	0	64
	Assisted Independent Living (AIL)	Buckelew Programs	0	0	63
	THP Scattered Sites	Center Point, Inc.	0	38	0
Scattered Site Programs (cont.)	Housing First	Homeward Bound of Marin	0	0	9
	Formerly SHIA (Section 8)	Housing Authority of the County of Marin	0	0	47
	Odyssey (Section 8)	Housing Authority of the County of Marin	0	0	21
	Shelter Plus Care	Housing Authority of the County of Marin	0	0	82
	Shelter Plus Care 3	Housing Authority of the County of Marin	0	0	3
	Subtotal Scattered Site Programs		0	41	353
Unincorporated County	Fireside Affordable Hsg.	Citizens Housing Corp.	0	0	30
	Subtotal Unincorporated County		0	0	30

APPENDIX E: FEE SCHEDULE

MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY - PLANNING DIVISION FEES (Board of Supervisors Ordinance 3496)
FEES EFFECTIVE SEPTEMBER 13, 2008

<p>ZONING APPLICATION FEES (MARIN COUNTY CODE TITLE 22)</p> <p>1. a. Use Permit and Amendment5,450 b. Use Permit for Mobile Home2,040 c. Use Permit and Amendment – Child Day-Care Center.....500 d. Use Permit – Minor Amendment/Accessory Use – Accessory Structures1,695 e. Use Permit - Temporary.....565</p> <p>2. a. Public Hearing Variance and Amendment3,570 b. Administrative Variance and Amendment1,790</p> <p>3. Large Family Day-Care Permit and Amendment500</p> <p>4. a. Second Unit Permit1,135 b. Certificate of Registration400</p> <p>5. Design Review or Precise Development Plan</p> <p>a. <u>Value of Project - Multi-family, Commercial, and Other</u> Under \$20,0001,805 \$20,000 - \$49,9994,510 \$50,000 - \$79,9996,215 \$80,000 - \$249,99910,330 \$250,000 - \$499,99913,540 \$500,000 - \$1,000,00023,865 Over \$1,000,00040,395 + \$325/\$100,000 valuation over \$1,000,000</p> <p>b. Design Review/Single Family3,995 c. Design Review/Single Family - Minor and Amendment1,000 d. Design Review Exemption – Plan Check300</p> <p>6. Amendment to Design Review/Precise Development Plan</p> <p><u>Value of Project – Multi-family, Commercial, and Other</u> Under \$20,0001,235 \$20,000 - \$49,9992,880 \$50,000 - \$79,9993,960 \$80,000 - \$249,9996,720 \$250,000 - \$499,9998,880 \$500,000 - \$1,000,00013,540 Over \$1,000,00020,200 + \$160/\$100,000 valuation over \$1,000,000</p> <p>7. Coastal Permit and Amendment</p> <p>a. Administrative1,150 b. Public Hearing1,885 c. Coastal Exclusion315</p> <p>8. Tidelands Permit and Amendment1,570</p>	<p>9. Master Plan</p> <p>a. Non-Residential.....+0.125% improvement value25,660 b. Residential 1-4 units.....+125/unit17,765 c. Residential 5 units or more+125/unit33,075 d. Minor amendment5,750 e. Major amendment14,290</p> <p>10. a. Countywide Plan Amendment10,415 b. Community Plan or Local Coastal Program Amendment11,510 (Amendments to Special Area Plans and other plans required by State law are included in this category.)</p> <p>11. Rezoning13,070</p> <p>12. Signs</p> <p>a. Sign Review1,270 b. Sign Permit515</p> <p>13. Tree Removal Permit165</p> <p>14. Street Name Change515</p> <p>15. Change in address initiated by property owner275</p> <p>16. Planning Review Fee of Building Permits</p> <p>a. Building Permit (major plan checks)705 (\$80 for Building Inspection - CDA, \$540 for Planning plan check) plus \$100 for each additional detached unit when plan checks submitted to the Planning Division - Community Development Agency for more than one residential dwelling unit is proposed under one application.</p> <p>b. Structural plan check under 300 square feet275</p> <p>c. Condition Compliance fee for multi-family and commercial projectsvaries 0.0725% of construction value over \$250,000 for multi-family projects of 3 or more units and for commercial projects.</p> <p>d. Building Permit (minor plan checks) includes non-structural building improvements only275 (\$25 for Building Inspection; \$240 for Planning plan check) plus \$79 for each additional detached unit when plan checks are submitted to the Planning Division – Community Development Agency when more than one residential dwelling unit is proposed under one application.</p> <p>e. Building Permit - (Solar Panels, Air conditioners, Arbors, Trellises, Fences)150</p> <p>f. Building Permit for Residential Accessory Structure in conjunction with Building Permit for House150 (\$25 for Building Inspection, \$120 for Planning plan check)</p> <p>g. Long Range Community Planning Surcharge Based on Building Permit and Planning Application Fees, Marin County Code Title 19, collected by the Community Development Agency (See Note J below.)10.5%</p> <p>17. a. Appeals to Planning Commission600 b. Appeals to Board of Supervisors770</p>
<p>18. Extensions and Renewals</p>	<p>28. FOR INFORMATION ONLY: Per California Fish & Game Code Section 711.4 (effective 1/1/09):</p>

a.	Extension of time to vest a Use Permit or Variance.....	660
b.	Use Permit Renewal.....	2,185
c.	Extension of time to vest a Design Review/Precise Development Plan.....	660
d.	Extension of time to vest a Master Plan.....	890
e.	Extension of time to vest a Coastal Permit.....	310
f.	Extension of time to vest a Tidelands Permit.....	310
g.	Extension of time to vest a Lot Line Adjustment.....	310
h.	Extension of time to vest a Floating Home Adjustment.....	310
i.	Extension of time to vest a Floating Home Architectural Deviation.....	310

SUBDIVISION APPLICATION FEES (MARIN COUNTY CODE TITLE 20)

19.	Tentative Map, where Final Map required:	
a.	For the first 5 lots.....	14,390
b.	For each additional lot.....	+190
c.	For each lot proposed to be served by a septic tank.....	+190
d.	Minor Amendment.....	2,290
e.	Major Amendment.....	8,655
f.	Extension.....	660
20.	A Tentative Map, where Parcel Map required:	
a.	For 4 or less lots.....	12,845
b.	For each lot proposed to be served by a septic tank.....	+190
c.	Minor Amendment.....	2,255
d.	Major Amendment.....	8,655
c.	Extension.....	660
21.	Planning Check Fee for Parcel/Final Maps and Improvement Plans.....	varies
billed at \$120.00 per hour, \$3,000 retainer for Parcel Maps and \$6,000 retainer for Final Maps due upon submission of Improvement Plans. If required, in-lieu affordable housing and in-lieu park dedication fees are required for Parcel/Final Maps.		
22.	Lot Line Adjustment and Amendment - no additional lot is to be created.....	900
23.	Reversion of Acreage.....	485
24.	Certificate of Compliance.....	1,855
25.	Merger Request.....	260

FLOATING HOME APPLICATION FEES

26.	a.	Floating Home Adjustment.....	4,240
	b.	Floating Home Architectural Deviation.....	525

CALIFORNIA ENVIRONMENTAL QUALITY ACT

27.	Environmental Review	
a.	Initial Study Deposit.....	3,775
b.	Categorical Exemption (Includes \$50 County Clerk filing fee per Senate Bill 1535.).....	410
c.	Environmental Impact Review Administration Overhead.....	30%

Fish and Game Fee - Negative Declaration (Includes \$50 County Clerk Filing Fee).....	2,043
Fish and Game Fee – EIR (Includes \$50 County Clerk Filing Fee).....	2,818.25

GENERAL PLANNING SERVICES

29.	a.	Property Status Determination and Research.....	varies
		\$120/hour, \$600 retainer upon submission of request.	
	b.	Preapplication Review.....	varies
		\$120/hour, \$840 retainer upon initiation of request.	
		For Projects involving a master plan, sub-division, plan amendment or rezoning.	
		Fee collected applied to subsequent application if submitted with one (1) year.	
	c.	Fee & Lien Release - Notice of Violation (Enforcement).....	varies
		Based on the actual costs associated with recordation of the lien release	
	d.	Zoning Enforcement Fees.....	varies
		Zoning enforcement expenses will be billed on a time and materials basis at a rate of \$120/hour	
	e.	Public Convenience and Necessity Determination (ABC License).....	790
	f.	Mitigation Monitoring and Condition Compliance Review.....	120/hr
	g.	Performance/Professional Services Agreement Administration.....	120/hr
	h.	General Staff Consultation.....	240
	i.	Affordable Housing Monitoring Fee.....	120/hr

APPLICATION OF FEES

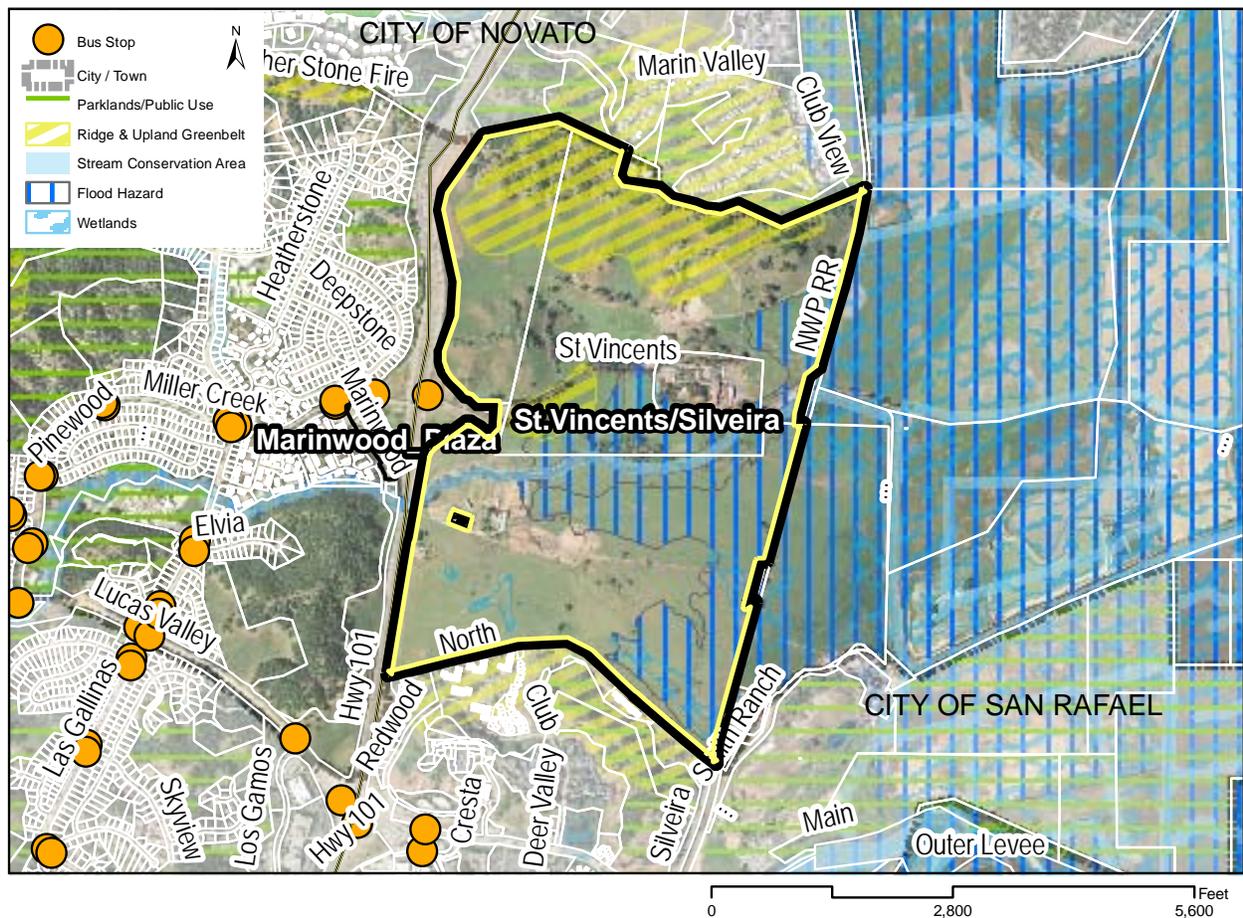
- A. Fees shall be submitted in full at the time of application submittal to the County.
- B. Pursuant to a written request, the Board of Supervisors may waive or reduce fees upon a finding that such waiver or reduction is in the public interest and that the applicant or appellant is unable to afford such fees.
- C. Portions of fees may be refunded upon withdrawal of the application; the amount of refund shall be determined by the Agency Director, based upon the amount of work done by the County prior to withdrawal.
- D. Full fee credits may be granted toward resubmittal of applications if applications are withdrawn and resubmitted within 60 days from the date of withdrawal with the prior written authorization of the Agency Director.
- E. In the event that any work has been undertaken or use made of the property without legal authority prior to completing the requisite procedures necessary to authorize such work or use, the applicant shall pay two times to four times the specified amount, based on the criteria set forth in Marin County Code, section 1.05.050 D, that is hereby incorporated by reference as is fully set forth herein, unless waived by the Agency Director based on a finding that such a waiver is in the public interest and that the applicant is expeditiously correcting the violation.
- F. Where a project requires more than one permit, the full fee shall be collected for each and every permit required.
- G. The Agency Director shall have the ability to waive or transfer from the In-Lieu Housing Trust Fund up to 100% of the planning fees for projects which include below market rate housing units subject to the requirement that the project meet the eligibility standards for state or federal housing funding. The amount of fees waived to be determined based on the proportion of the project, which is below market rate housing, and the permanency of the housing subsidy. The Agency Director is also authorized to waive up to 35% of the planning fees for projects undertaken by community-based non-profit agencies or organizations which provide services resulting in public benefits. The Agency Director is also authorized to waive up to 100% of the Design Review, Coastal Permit, and categorical exemption fee for solar photovoltaic projects that are consistent with applicable codes and guidelines.
- H. The Agency reserves the right to charge actual cost (at a rate of \$120/hour) on large, complex, unusual and/or time consuming projects in order to ensure that the fee will cover the actual cost of service.
- I. The charge for returned checks is \$35 (Includes \$10 Central Collections fee).
- J. The Long Range Community Planning Surcharge applies to Planning Permits #1a, 1d, 5, 6, 7, 9, 10b, 11, 16a, 19, and 20.

APPENDIX F: SITE INVENTORY PROFILES

Site # 1	Marinwood Plaza	100 Marinwood Avenue
APN	164-471-64 164-471-65 164-471-69 164-471-70	0.45 acres (4.75 Total) 1.93 acres 0.80 acres 1.56 acres
Community	Marinwood	
General Plan	100 units	HOD (min 30 units/acre) GC (FAR .1 to .4)
Zoning	n/a due to HOD	CP (Planned Commercial)
Realistic capacity	100 units	
Affordability	Meets 30 du/ac standard 49 units affordable, per HOD.	
Infrastructure	Yes	
Proximity to bus route	0.1 miles	
Environmental considerations	Highway noise. Remediation from dry cleaner currently in process.	
Opportunities	Identified HOD site with PDA designation. Community process has adopted guiding principles for mixed use site, up to 100 residential units with at least 49% affordable.	
Site status	Underutilized - Commercial Vacant strip mall. Planning has slowed due to economic downturn and inability to identify interested grocery provider.	



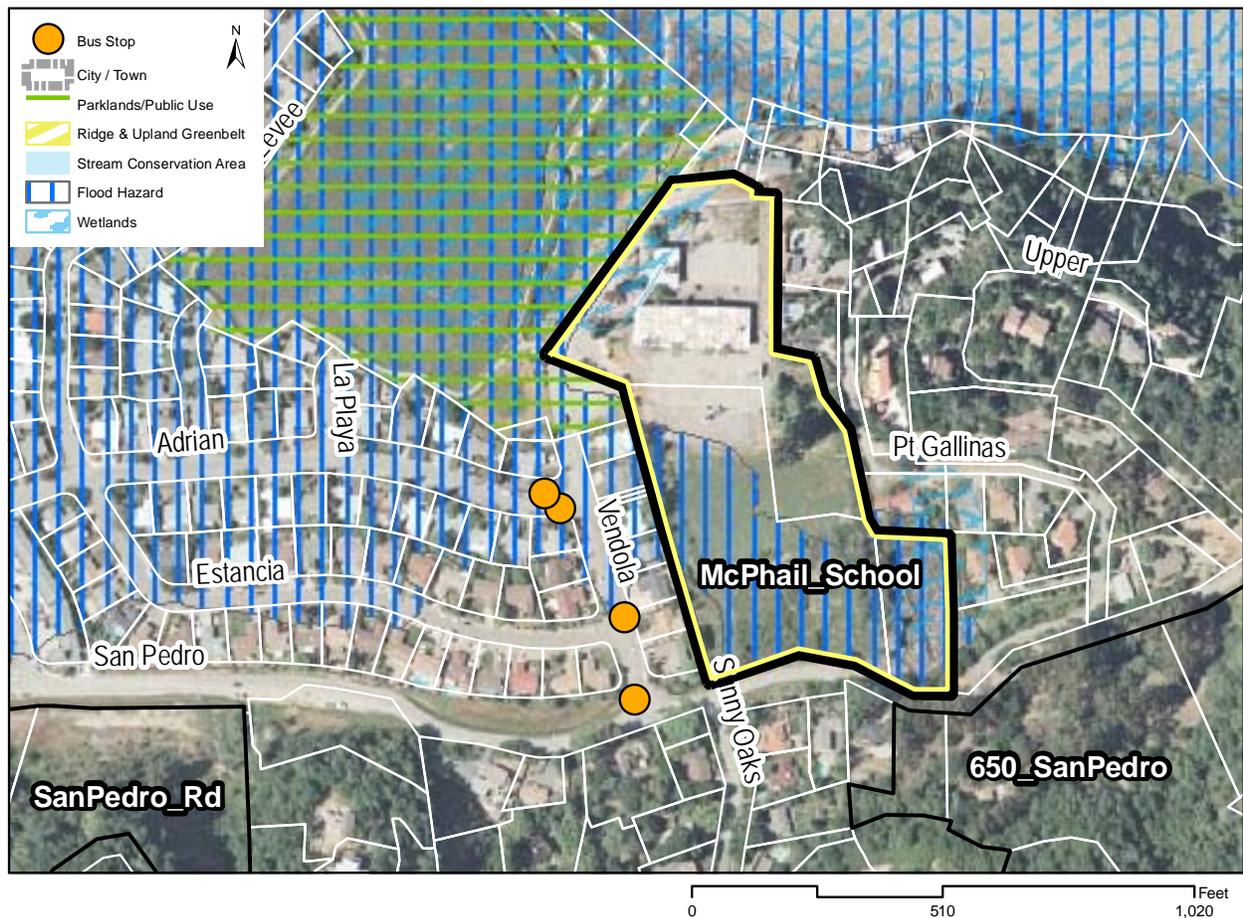
Site # 2	St. Vincent's/Silveira	St. Vincents Dr.
APN	155-011-28 etc (St. Vincent's) 155-011-08 etc (Silveira)	770 acres (1,110 total) 340 acres (5% developable)
Community	St. Vincent's	
General Plan	221 units	PD – Ag & Env resource area
Zoning	n/a	A-2 (Limited Ag., 2acre min lot area)
Realistic capacity total	221 units	
Affordability	Does not meet 30du/ac standard	100 units lower income
Infrastructure	Yes	
Proximity to bus route	0.1 miles	
Environmental considerations	Agricultural sensitivity and within the baylands corridor. Some areas subject to RUG policies.	
Opportunities	Countywide Plan allows up to 221 clustered units within total site, including 121 market units and 100 additional lower income units. Residential development allowed on 5% of total acreage.	
Site status	Vacant – Public Facility / Agricultural St. Vincent's school for boys and church operate on a portion of the site.	



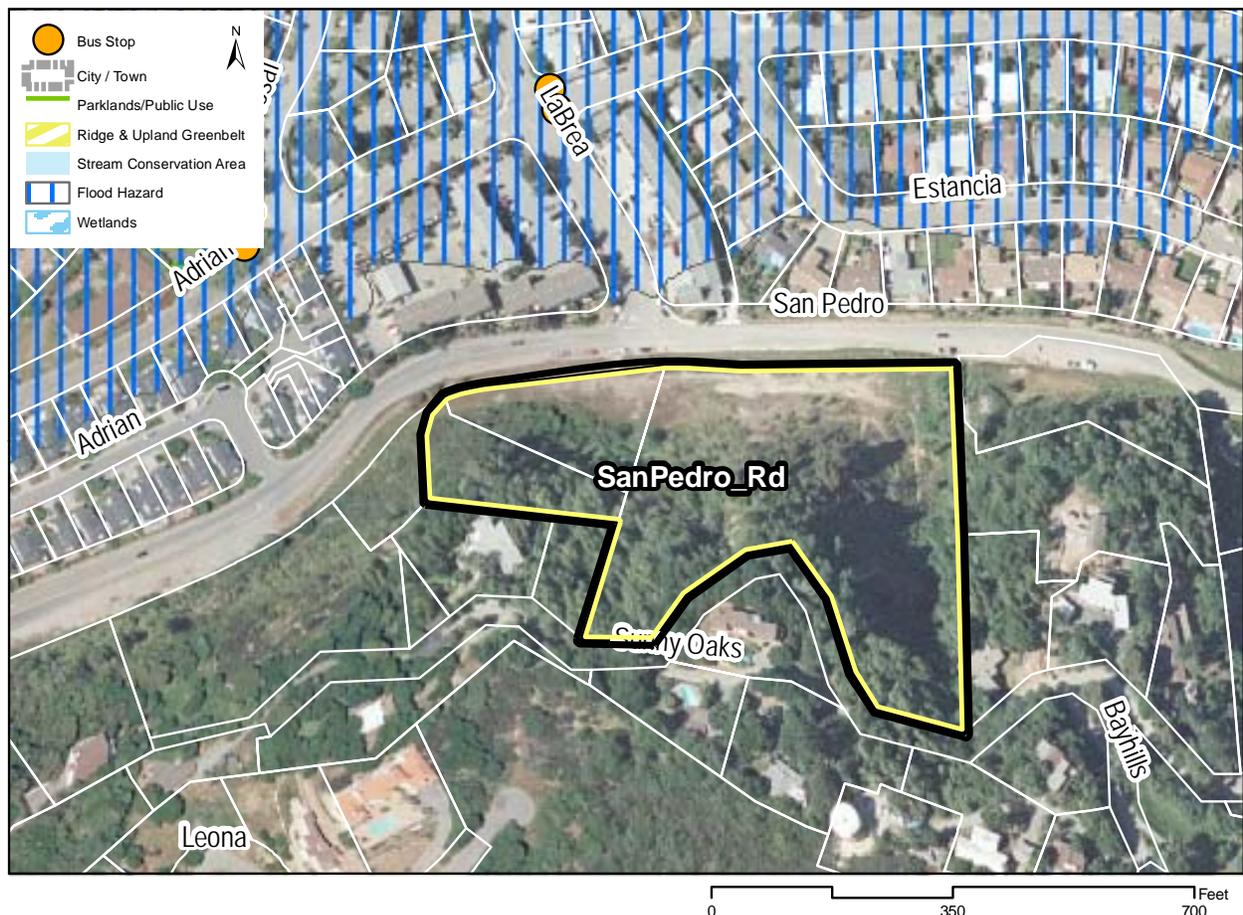
Site # 3	Big Rock Deli	1500 Lucas Valley Road
APN	164-481-11	0.39 acres
Community	Lucas Valley	
General Plan	1,698 – 3,390 sq ft max	GC (0.1-0.2 max FAR)
Zoning		CP (Commercial Planned)
Realistic capacity	2 units	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	Yes	
Proximity to bus route	0.01 miles	
Environmental considerations	No significant environmental constraints	
Opportunities	Opportunity for small units on site, either above or next to retail. 1,287 sq ft existing commercial use.	
Site status	Underutilized – Commercial Active neighborhood deli-market with large surface lot.	



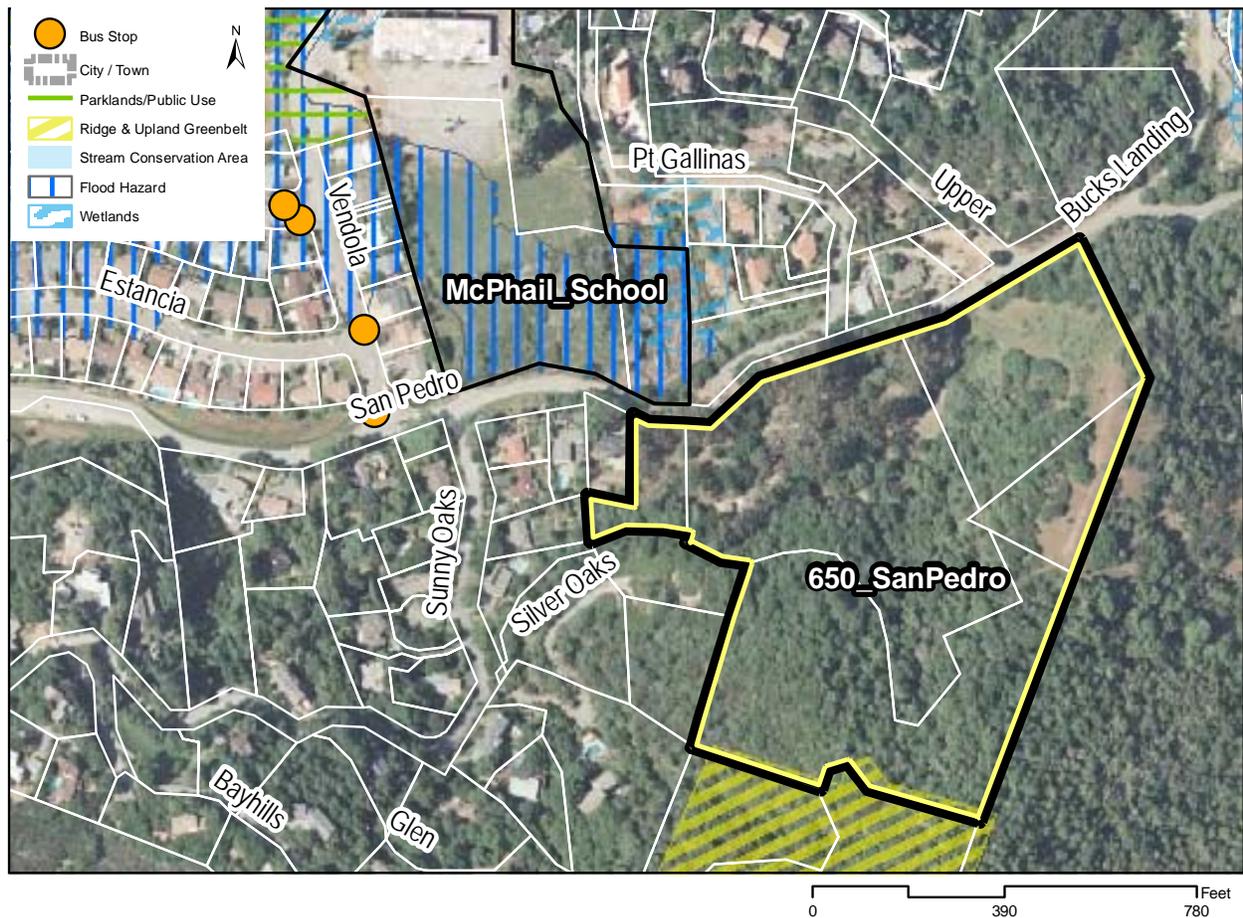
Site # 4	MacPhail School	1565 Vendola Dr.
APN	180-151-18 180-161-09 180-161-10	4.28 acres (9.52 total) 0.96 acres 4.28 acres
Community	Santa Venetia	
General Plan	57 units	PF-SF6 (Public Facilities, Single Family 4-6 units/acre)
Zoning	41 units	PF-RSP-4.36 (Public Facilities, Res., SF Planned, 4.36 units/acre)
Realistic capacity total	19 market rate units within developed area	
Affordability	Does not meet 30 du/ac standard 40 affordable units feasible, per land use designation	
Infrastructure	Yes	
Proximity to bus route	0.1 miles	
Environmental considerations	Some wetlands/flooding on 180-161-09. Wetland and stream conservation will establish a buffer zone, and reduce buildable area of lot. Archaeologically sensitive area. Traffic constraints.	
Opportunities	Underutilized school site; can achieve high end of density range for affordable housing through use permit. Buildable area could keep within developed acreage (4.28ac) to minimize disturbance.	
Site status	Underutilized – Public Facility (commercial) San Rafael City School District, not in use.	



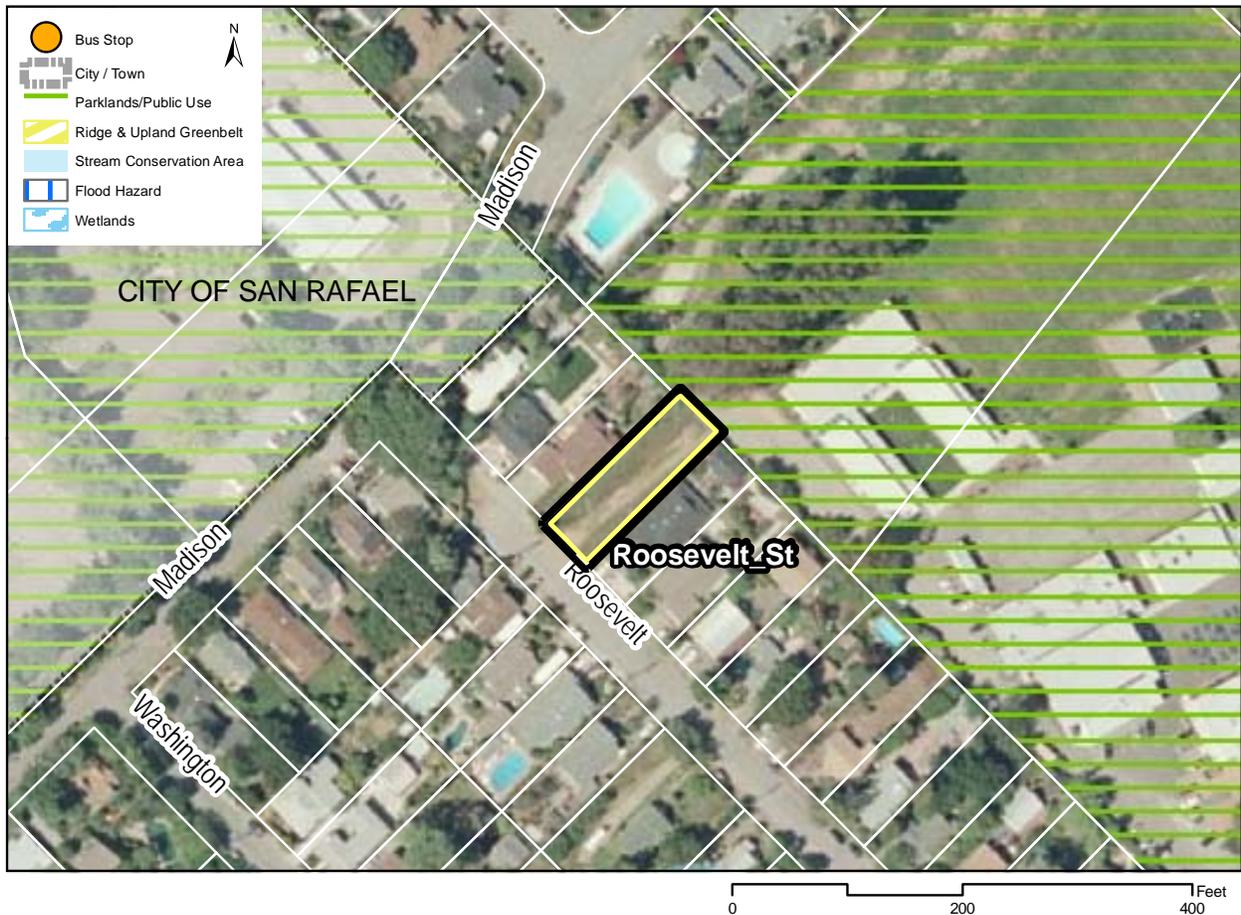
Site # 5	San Pedro Rd.	San Pedro Rd. across from La Brea
APN	180-203-20 180-203-21 180-211-02	0.59 acres (5.65 total) 0.69 acres 4.37 acres (~2 acres developable)
Community	Santa Venetia	
General Plan	5 units	MF-2 (Multi-family 1-4 units/acre) SF-4 (Single-family 1-2 units/acre)
Zoning	5.3 units	RMP- 4.2 (Res., MF Planned, 4.2 units/acre) RE:B3 (Residential Estate, 20,000 sq ft min)
Realistic capacity	7 units	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	Yes	
Proximity to bus route	0.1 miles	
Environmental considerations	Several potentially occurring animal species and an archaeologically sensitive area. Visually prominent location. On-site parking and circulation would be constrained due to a steep slope and location of roadway/road right-of-way.	
Opportunities	Flat area near roadway backing up to a 70% slope. Close proximity to major employers and transit routes.	
Site status	Vacant - Residential	



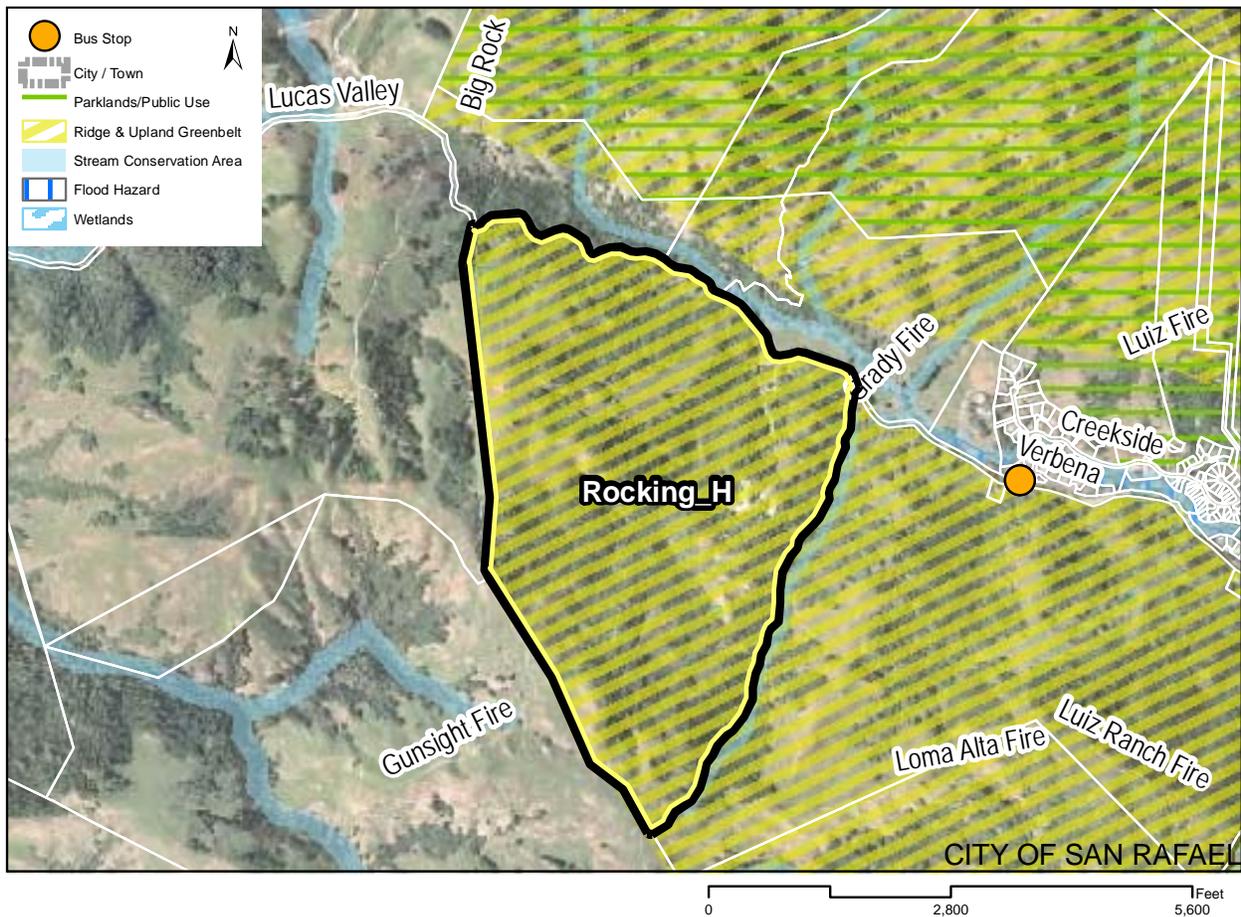
Site # 6	650 N. San Pedro	650 N. San Pedro Rd.
APN	180-231-05, -06, -07, -09 180-291-04	14.8 acres total
Community	Santa Venetia	
General Plan	31 units	SF4 (Single Family 1-2 units/acre)
Zoning	15	R-E:B-3 (Res. Estate, 20,000 sq ft min lot size)
Realistic capacity	12 units	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	Yes	
Proximity to bus route	0.2 miles	
Environmental considerations	Wetlands, steep slopes, tree removal, visual impacts, traffic, drainage, community compatibility, and biological resources.	
Opportunities	A revised project was submitted in October 2006 for a Master Plan, Precise Development Plan, Subdivision, and Rezoning in order to subdivide and develop the property with 12 residences and 2 second units. The proposed residential lots would range in size from 5,500 square feet to 4.97 acres. The draft EIR has been completed and released for public review and comment. The Final EIR is expected to be completed in Fall 2009.	
Site status	Underutilized – Residential One existing single-family residence	



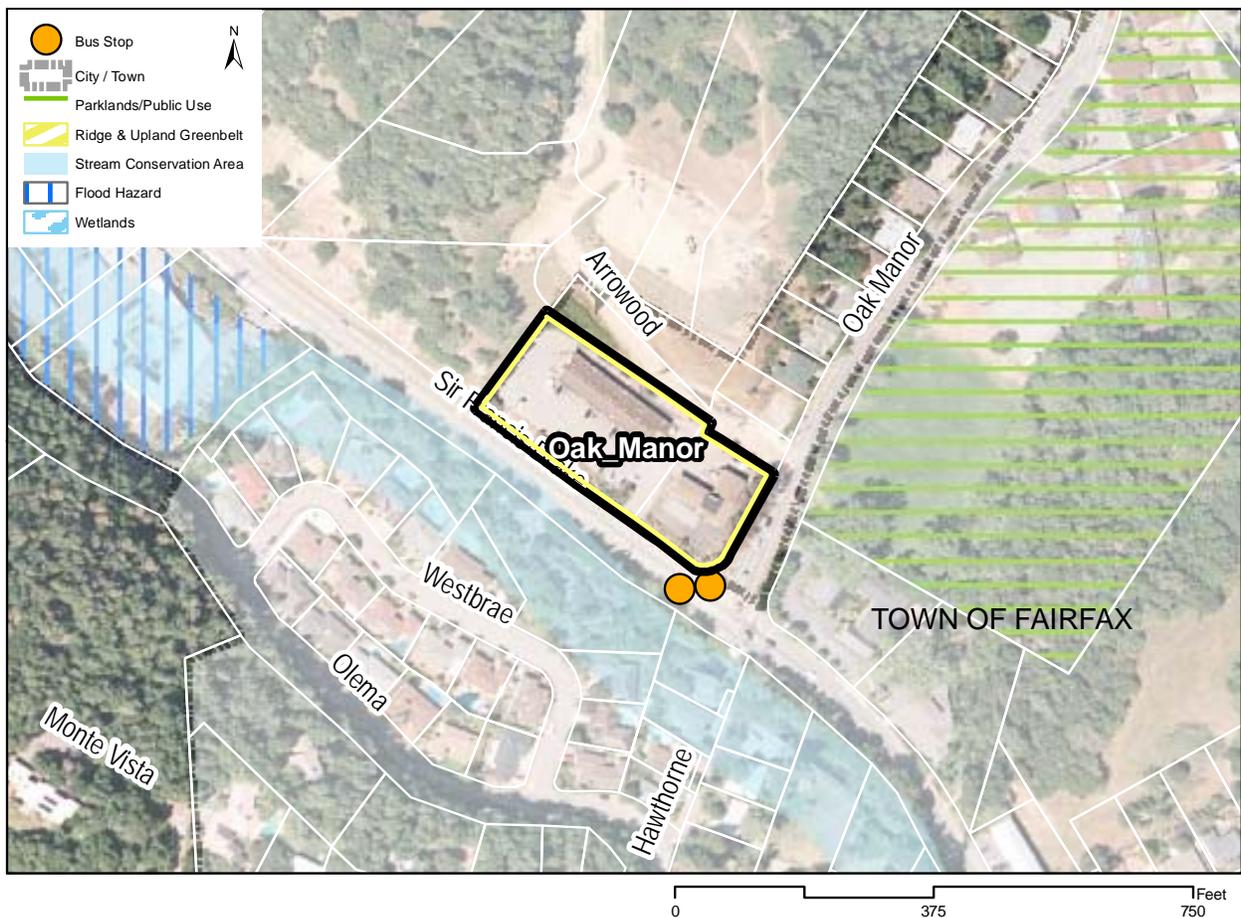
Site # 7	Roosevelt	30 Roosevelt St.
APN	179-124-08	0.18 acres
Community	Santa Venetia	
General Plan	1 unit	SF-6 (Single Family, 4-7 units/acre)
Zoning	1 unit	R-A:B-1 (Residential, 6,000 sq. ft. min lot area)
Realistic capacity	1 unit	
Affordability	Yes, due to public ownership	
Infrastructure	Yes	
Proximity to bus route	0.2 miles	
Environmental considerations	Minimal	
Opportunities	County owned property; flat lot in residential neighborhood.	
Site status	Vacant - Residential	



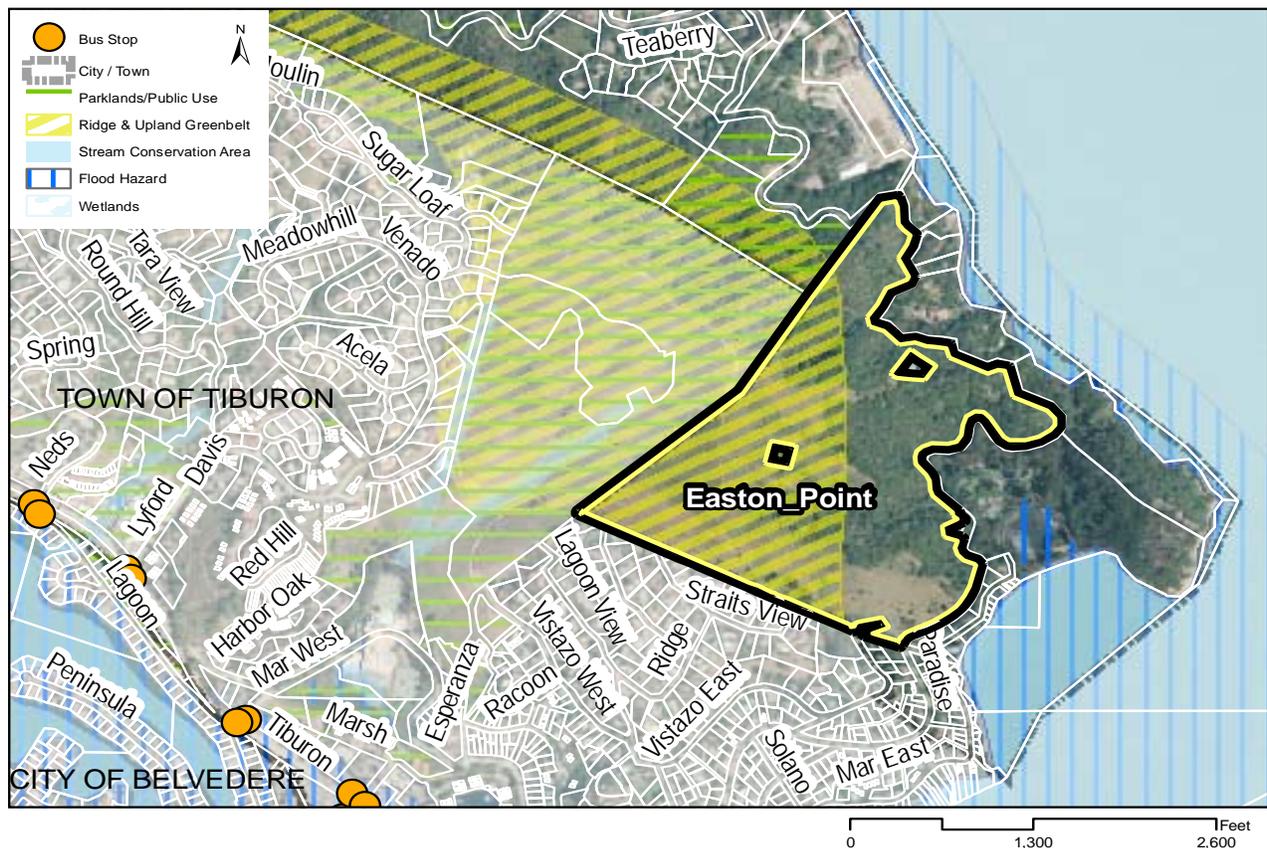
Site # 8	Rocking H Ranch	Lucas Valley Rd
APN	164-320-07	501 acres
Community	Lucas Valley	
General Plan		PR (Planned Residential)
Zoning	50 units	RMP-0.1 (Res. Multiple Planned, 1 unit/10 acres)
Realistic capacity	4 units	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	No	
Proximity to bus route	0.5 miles	
Environmental considerations	Ridge and Upland Greenbelt (RUG), access to open space, and slopes.	
Opportunities	Precise Development Plan approved and Initial Study conducted in 2002 for 5 lot subdivision. Two units existing on one lot. Adjacent to residential subdivision.	
Site status	Vacant – Residential	



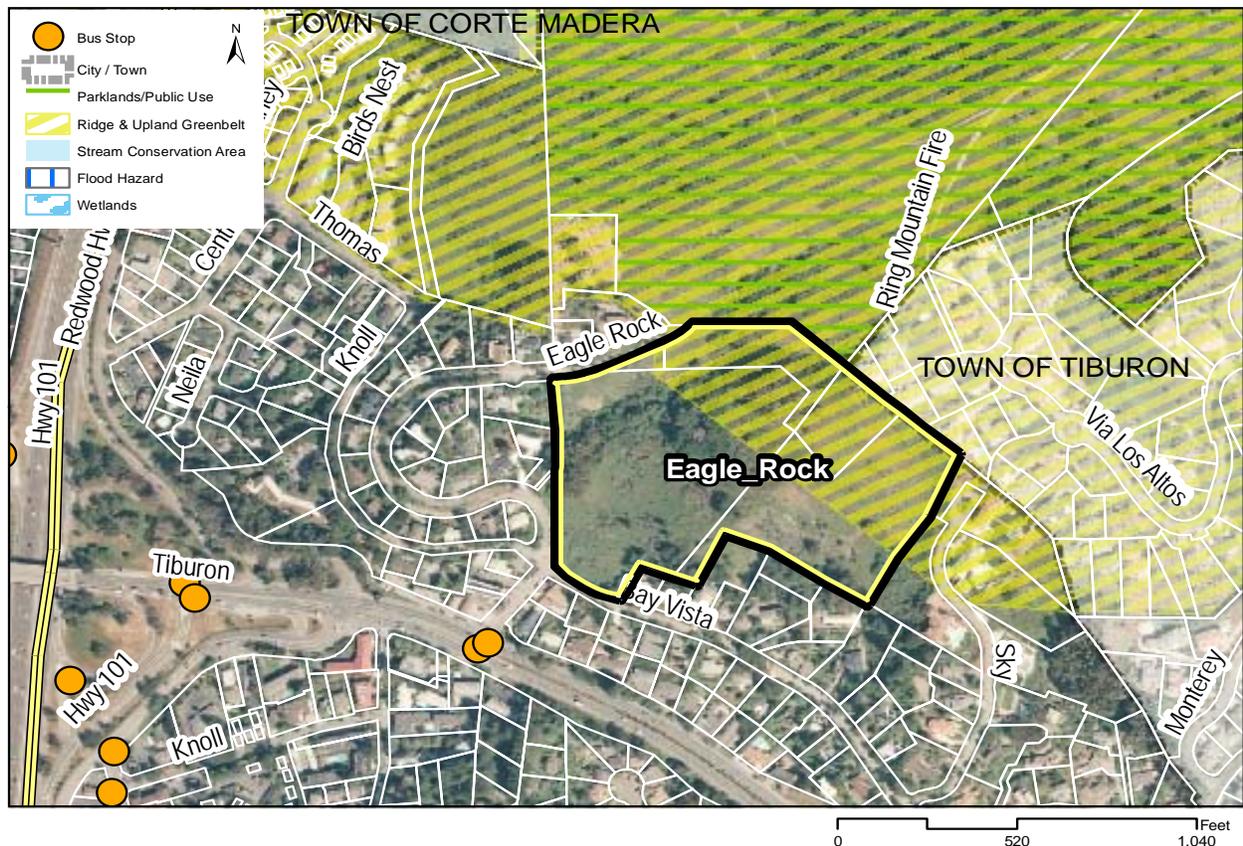
Site # 9	Oak Manor	2400 Sir Francis Drake Blvd.
APN	174-011-32 174-011-33	0.52 acres (1.58 total) 1.05 acres
Community	Fairfax	
General Plan	10 units (HOD)	GC (FAR .05 to .15) / HOD (min 30 units/acre)
Zoning	n/a	C-1-H
Realistic capacity	10 units	
Affordability	Meets 30 du/ac standard, 5 units affordable, per HOD.	
Infrastructure	Yes	
Proximity to bus route	0.01 miles	
Environmental considerations	Minimal.	
Opportunities	Underutilized commercial property on Sir Francis Drake Blvd. HOD site appropriate for mixed use redevelopment up to 10 units. Residential single family development in progress on parcels behind site.	
Site status	Underutilized - Commercial Active commercial complex with a laundromat, Curves gym, 7/11, and 2 vacant storefronts. Large underutilized surface parking area with an active car repair shop on the corner.	



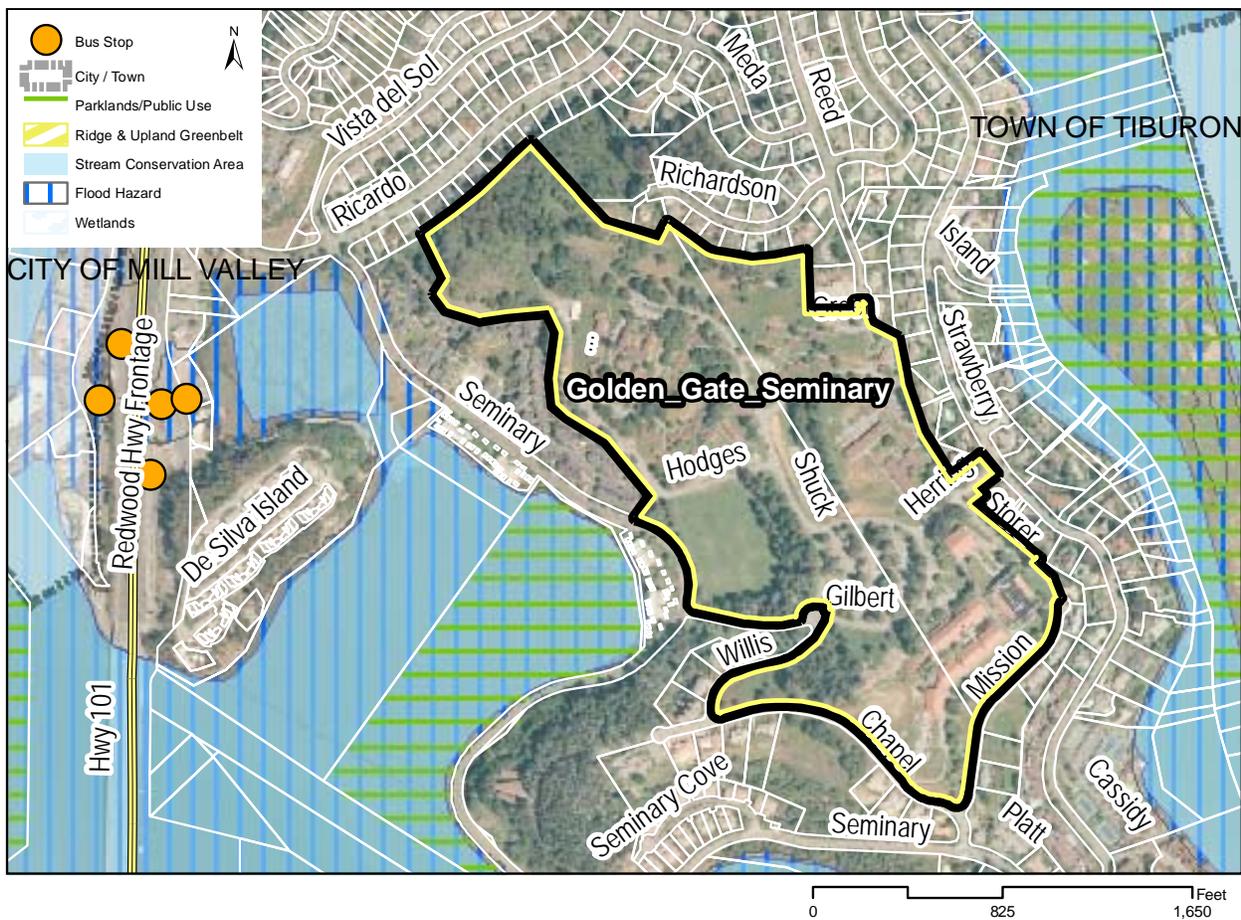
Site # 10	Easton Point (Martha Company)	Paradise Drive, Tiburon
APN	059-251-05	110 acres
Community	Tiburon	
General Plan	n/a	PR (1 unit/1-10 acres), SF-6 (4-7 units/acre)
Zoning	n/a	RMP- 0.2 (Res., SF Planned, 1u/5ac), R- 1 (SF Res., 7,500 sq ft min lot area)
Realistic capacity	43 units	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	Yes, water. Will need to annex sewer.	
Proximity to bus route	1+ miles	
Environmental considerations	Partially in ridge and upland greenbelt (RUG). Average slope 38%.	
Opportunities	Stipulated judgment allows entitlement for 43 single-family residential lots, inclusionary policy will not apply. Proposed guidelines would provide for future home sizes of 5,500 to 8,750 square feet each. Proposed open space and public access improvements include the creation of 59.7 acres of dedicated public open space, a 0.32 acre open space lot, and pedestrian access easements through the site to proposed and existing public open space areas. Undergoing EIR	
Site status	Vacant – Residential	



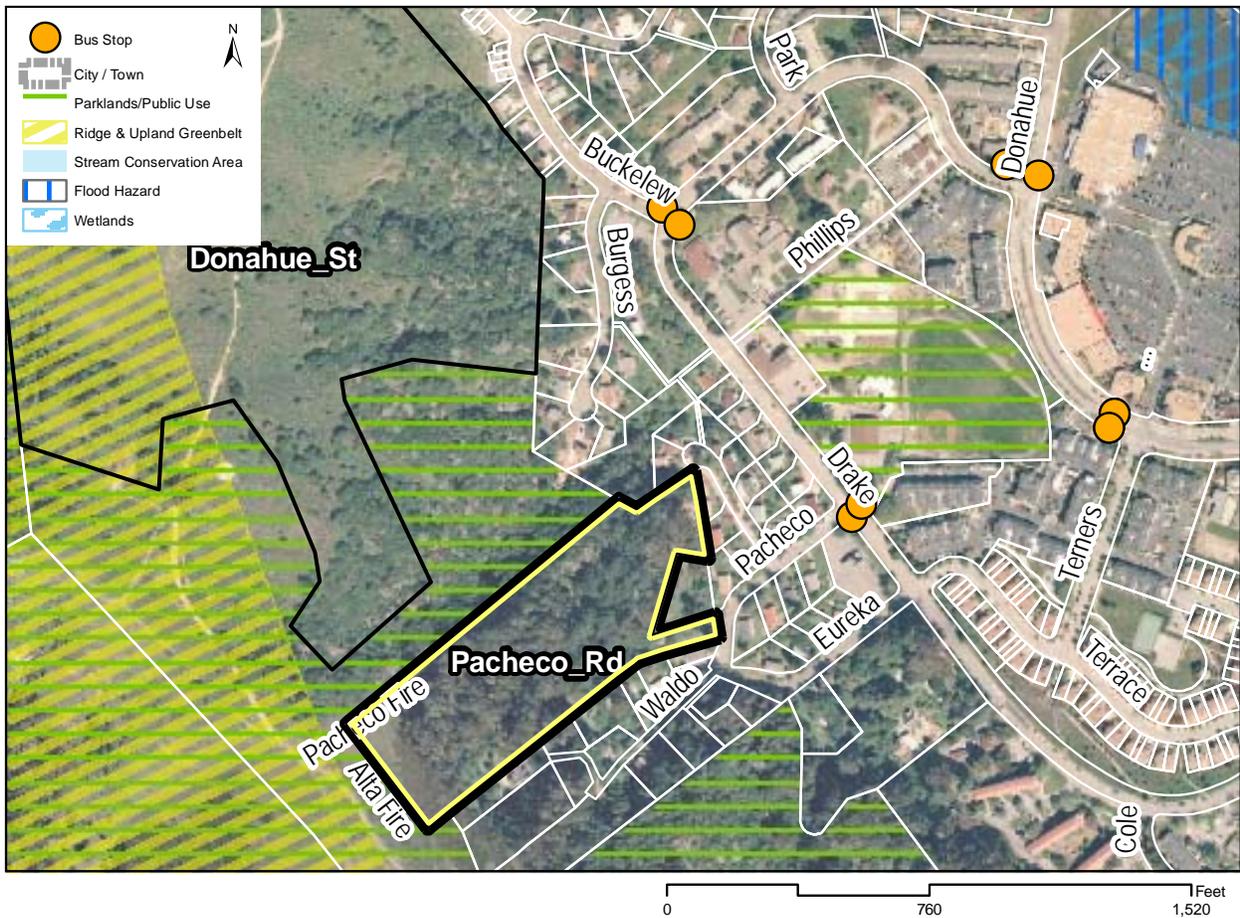
Site # 11	Eagle Rock	Bay Vista & Eagle Rock
APN	034-012-27 034-012-21 034-012-28 034-012-29 034-082-24	8.42 acres (16.50 total) 1.65 acres 1.21 acres 5.03 acres 0.16 acres
Community	Strawberry	
General Plan	16 units	PR (1 unit/1-10acres) SF-5 (2-4 units/acre)
Zoning	4 units	RMP-0.1 (1unit/10 acres max density) RMP-0.2 (Residential, Multiple-family, Planned District, 1 unit/5 acres max) A-2:B-2 (Limited Ag, 10,000 square foot min lot size.)
Realistic capacity	7 units	
Affordability	Does not meet 30 du/ac standard 16 affordable units feasible per land use designation	
Infrastructure	Yes	
Proximity to bus route	0.1	
Environmental considerations	Drainage and traffic concerns can be mitigated. Ridge and Upland Greenbelt on portion of site. Access to open space.	
Opportunities	Application pending to subdivide into 3 market rate and 4 affordable residential lots. Extensive planning and community meetings have been conducted.	
Site status	Vacant – Residential. Project on hold due to economic downturn.	



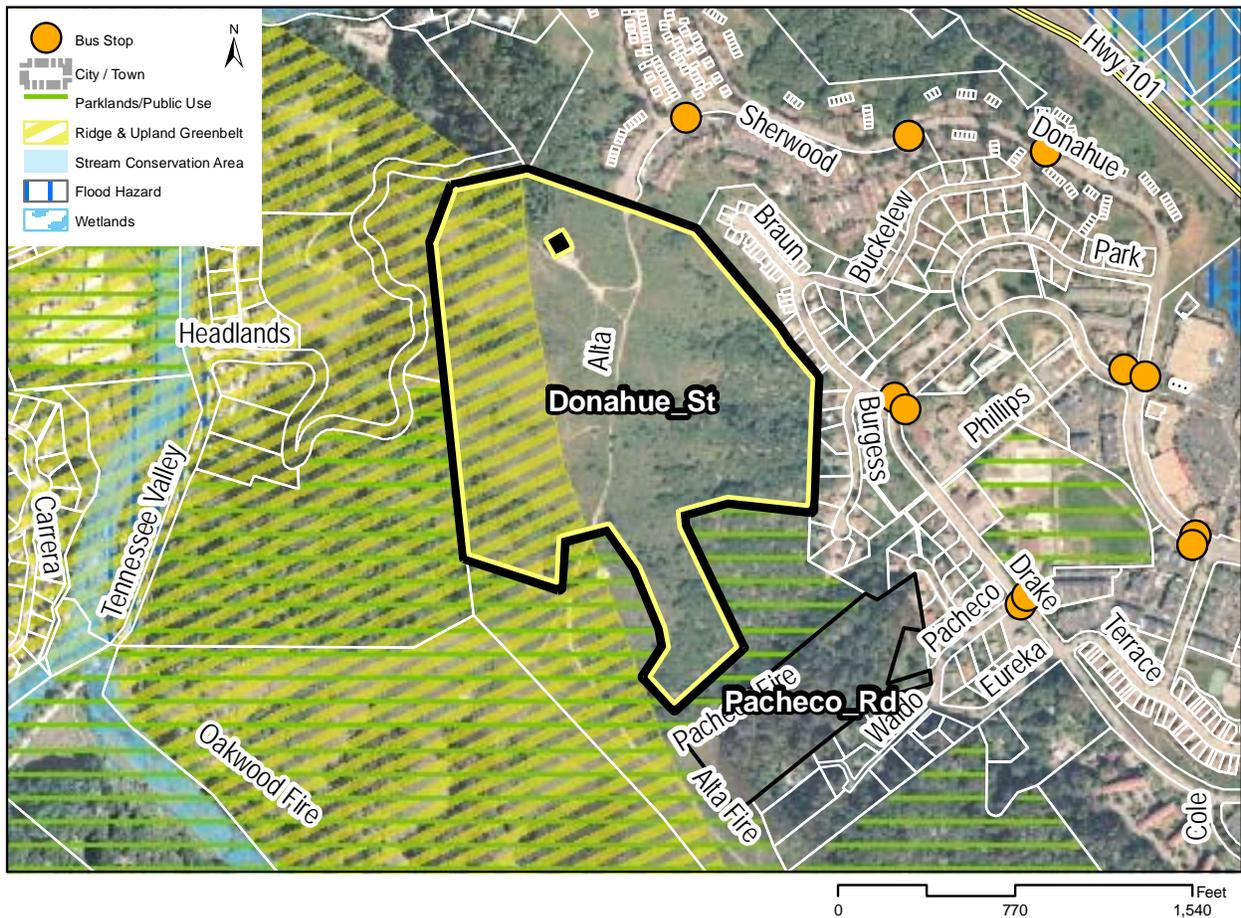
Site # 12	Golden Gate Seminary	Seminary Drive
APN	043-261-25 043-261-26	48.45 acres (partially developed) 25.12 acres
Community	Tiburon	
General Plan	n/a	MF-2 (1-4 units/acre)
Zoning	n/a	RMP-2.47 (Multiple planned, 2.47 units/acre)
Realistic capacity	100 units	
Affordability	Does not meet 30 du/ac standard 20 affordable units feasible per development intentions of owner	
Infrastructure	Yes	
Proximity to bus route	1+ mile	
Environmental considerations	Traffic and visual impacts.	
Opportunities	153 multi-family un-extinguished units under existing master plan.	
Site status	Underutilized – Residential Partially developed site with 103 existing units. Golden Gate Baptist Seminary operating educational and residential uses.	



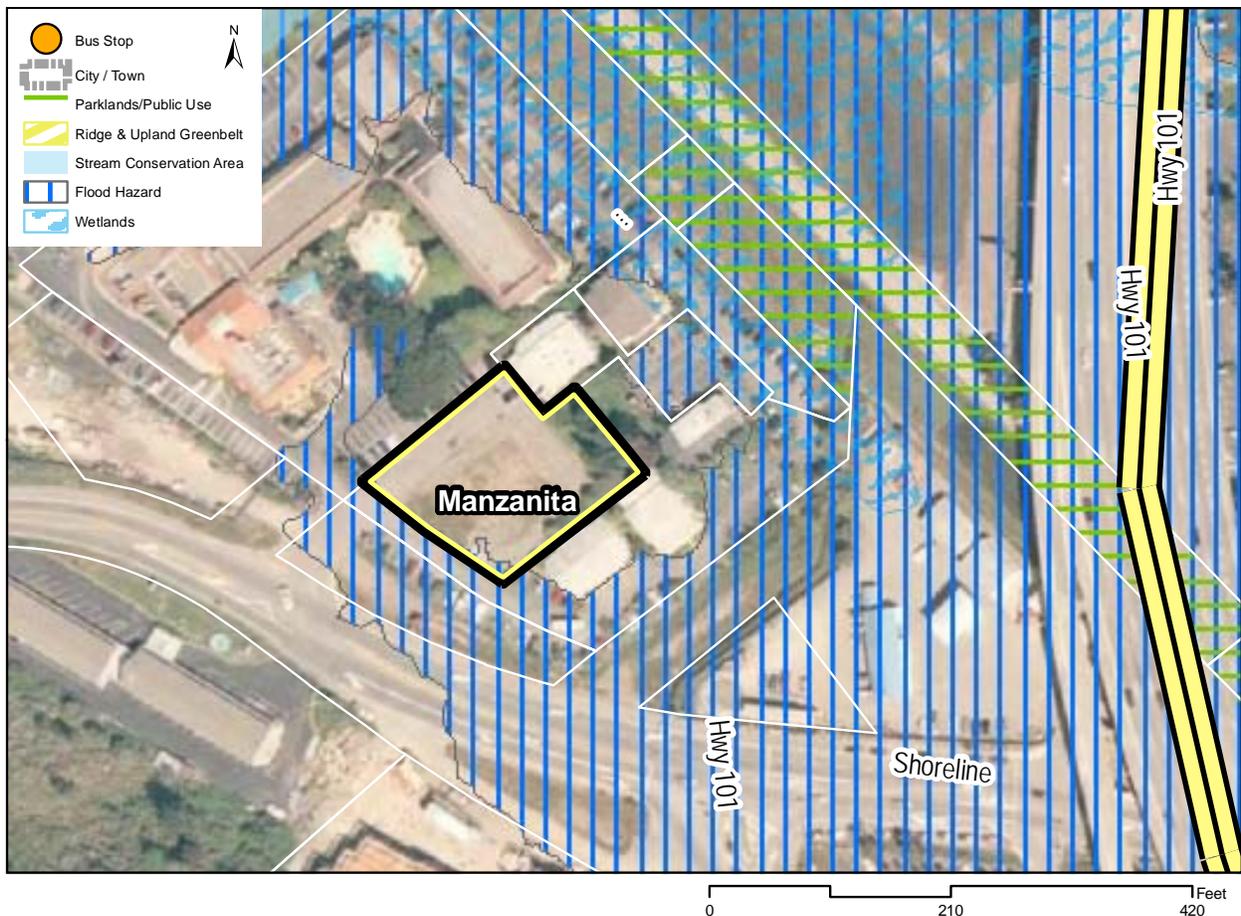
Site # 13	Pacheco Rd.	Pacheco Rd. and Drake Ave.
APN	052-140-31	9.79 acres
Community	Marin City	
General Plan	39 units	MF-2 (1-4 units/acre)
Zoning	19 units	RMP-2 (Res., MF Planned, 2 units/acre)
Realistic capacity	10 units	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	Yes	
Proximity to bus route	0.1 miles	
Environmental considerations	Adjacent to Trust for Public Land open space. Wildland Urban Interface, archeologically sensitive area, and visually prominent. Average slope approx. 30%, some areas developable.	
Opportunities	Adjacent to multi-family developments. Proposals for 18 units, and then 12 units, were withdrawn in 2009.	
Site status	Vacant - Residential	



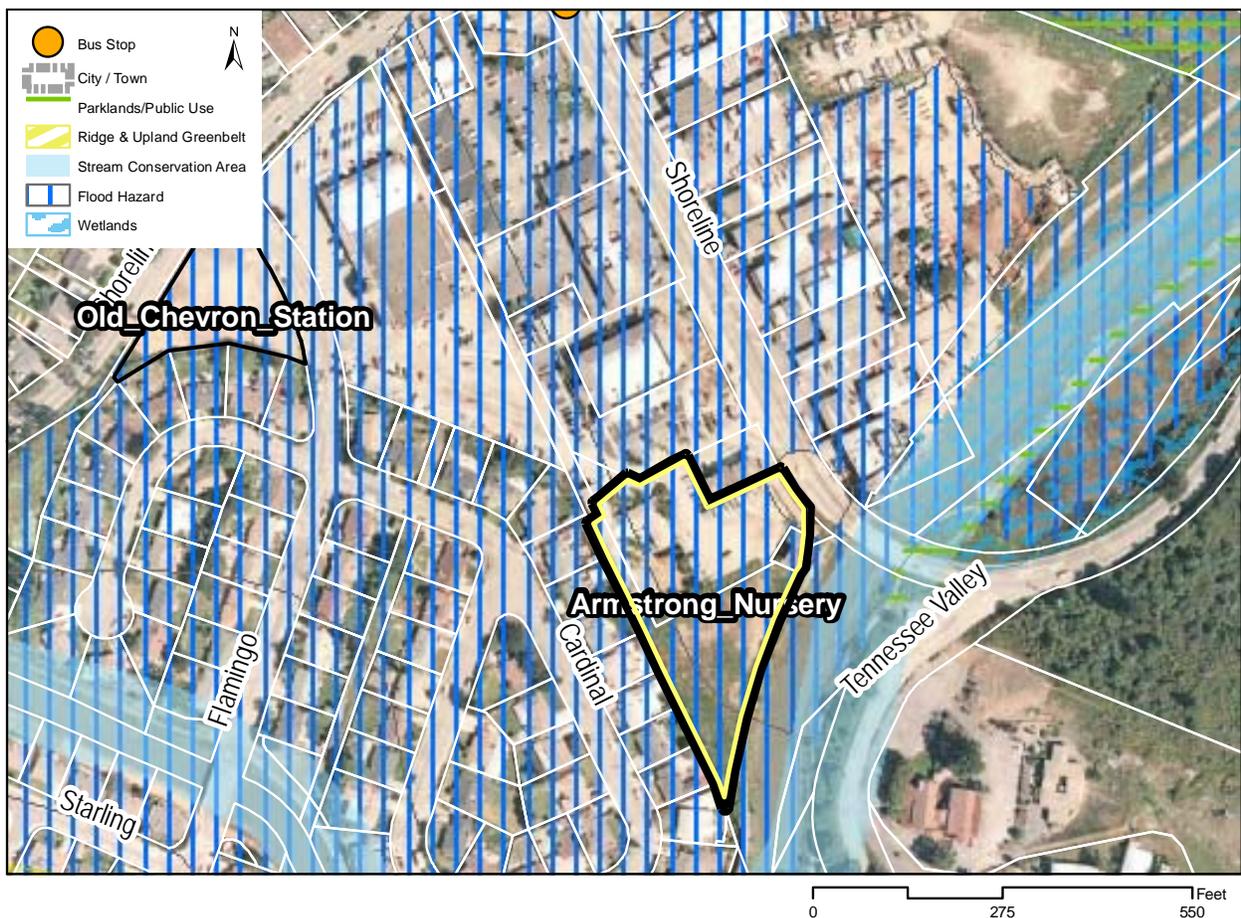
Site # 14	Donahue St.	Above Marin City, at end of Alta Ave.
APN	052-140-33	52.32 acres
Community	Marin City	
General Plan	26 units	PR (1 unit/1-10 acres)
Zoning	26 units	RMP- 0.5 (1unit/2acres)
Realistic Capacity	8 units	
Affordability	Does not meet 30 du/ac standard 16 affordable units feasible per land use designation	
Infrastructure	Yes	
Proximity to bus route	0.2 miles	
Environmental Considerations	Partially in the ridge and upland greenbelt (RUG) and Wildland Urban Interface. Adjacent to and provides access to Trust for Public Lands open space. Slopes. Geologic instability allows 4 developable areas on the site.	
Opportunities	Adjacent to multi-family developments. Development proposals have been discussed.	
Site status	Vacant - Residential	



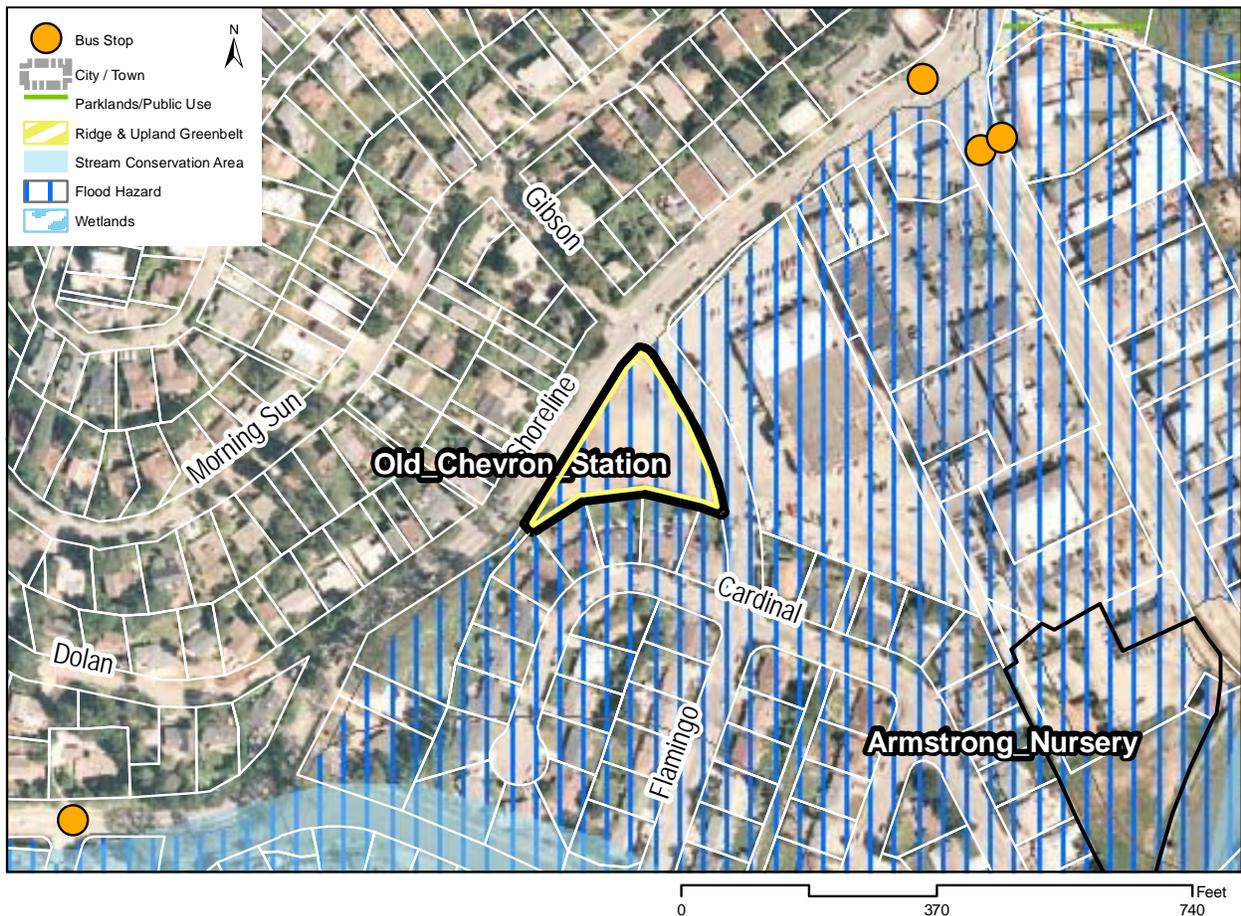
Site # 15	Manzanita	150 Shoreline Hwy
APN	052-371-03	0.56 acres
Community	Almonte	
General Plan	1,210 – 8,530 sq ft max	GC (0.05 to 0.35 FAR)
Zoning	n/a	CP (Commercial Planned)
Realistic capacity	2 units	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	Yes	
Proximity to bus route	0.1 miles	
Environmental considerations	Highway noise and portion of property in a flood hazard area.	
Opportunities	Vacant site close to 101. Application being prepared for a mixed-use project with residential over retail.	
Site status	Vacant - Commercial	



Site # 16	Armstrong Nursery	217& 221 Shoreline Hwy.
APN	052-016-17 052-016-18 052-016-19	0.05 acres (1.77 Total) 0.77 acres 0.95 acres
Community	Almonte	
General Plan	35 units	NC (1-20 units/acre, .05-.4 FAR)
Zoning	10.6 units	RMPC-6 (6 units/acre)
Realistic capacity	11 units	
Affordability	Does not meet 30 du/ac standard 35 affordable units feasible, per land use designation	
Infrastructure	Yes	
Proximity to bus route	0.2 miles	
Environmental considerations	Traffic Impacts on Hwy 1. Stream Conservation Area - Coyote Creek. Potential flood hazard area.	
Opportunities	Underutilized, large surface lot and small retail on Shoreline Highway (HWY 1) behind Video Droid. Affordable housing allowed at the high end of the general plan density range with use permit. Affordable housing providers have expressed interest in the site. Locate development within the existing footprint to minimize impacts.	
Site status	Vacant/Underutilized– Commercial	



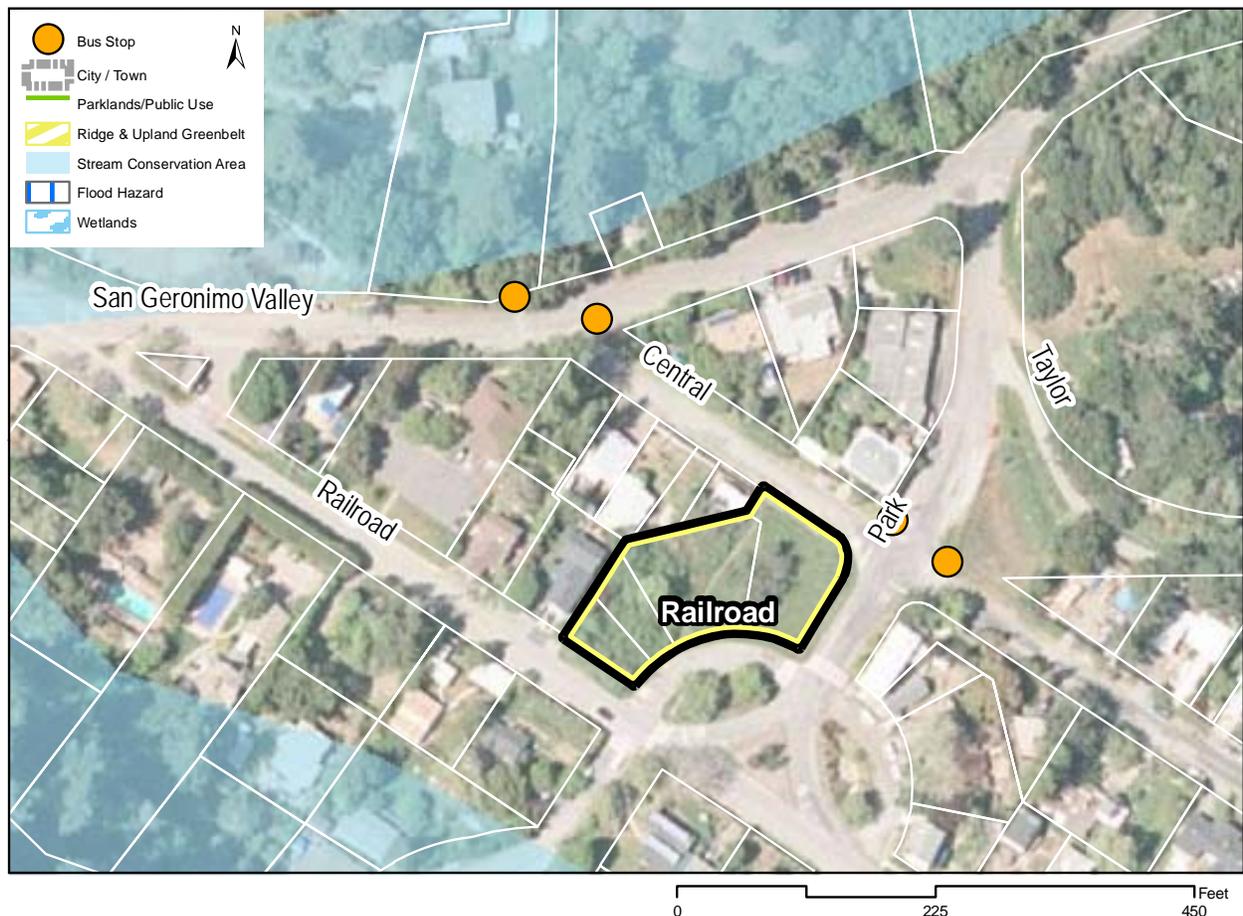
Site # 17	Old Chevron Station	204 Flamingo Rd.
APN	052-041-41 (Chevron - north)	0.79 acres
Community	Almonte	
General Plan	1,700 – 10,000 sq ft max	GC (FAR .05 to .3)
Zoning	n/a	CP
Realistic capacity	2 units	
Affordability	Does not meet 30 du/ac standard 10 affordable units feasible per land use designation	
Infrastructure	Yes	
Proximity to bus route	0.1 miles	
Environmental considerations	Traffic impacts on Hwy 1. Potential flood hazard area. Soil contamination remediation would be necessary because of former gas station. Maximum 30 ft height.	
Opportunities	Flat vacant lot on Shoreline Highway (HWY 1). Good location for small units. Affordable housing allowed at the high end of the CWP density range.	
Site status	Vacant - Commercial	



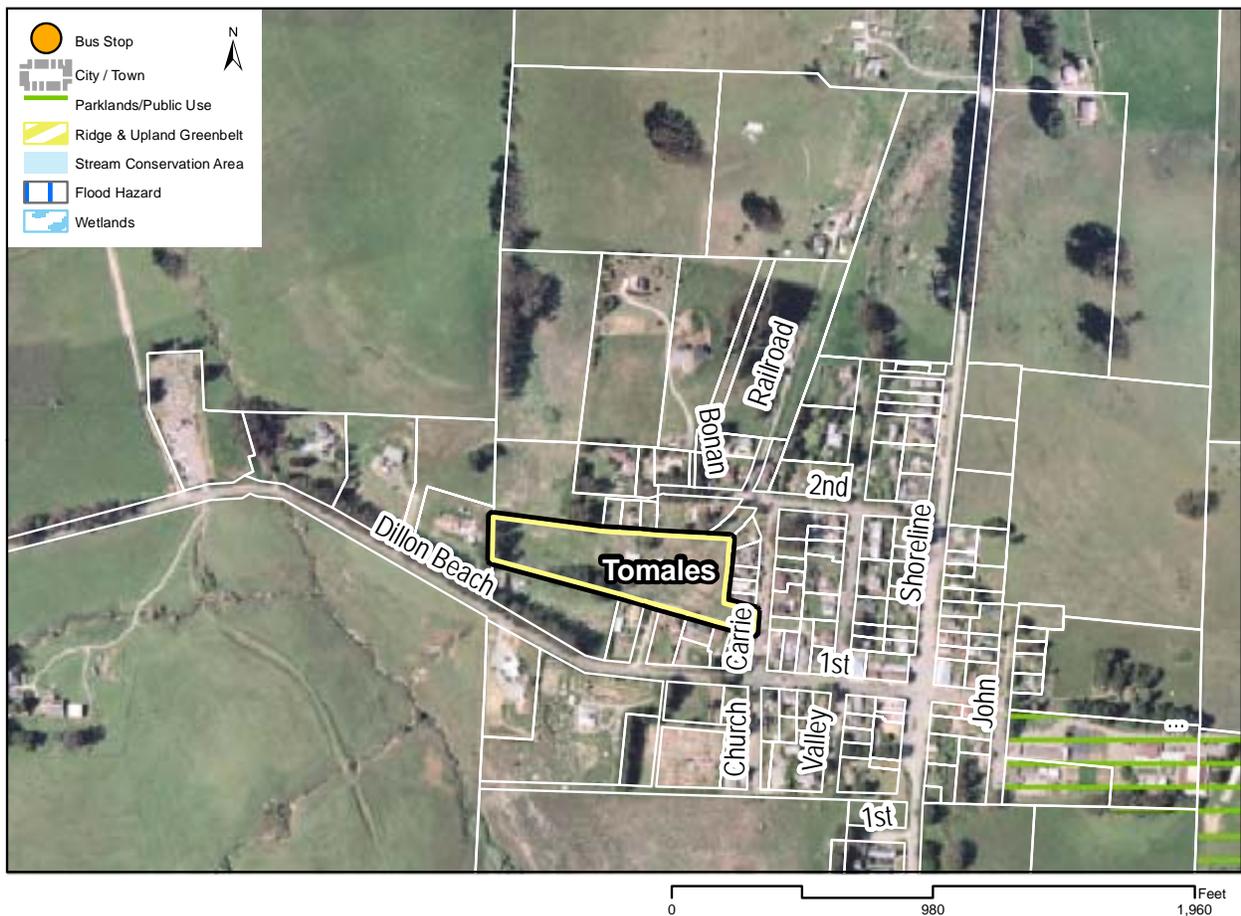
Site # 18	Oak Hill School	441 Drake Ave.
APN	052-140-36	3.87 acres total
Community	Marin City	
General Plan	15 units	MF-2 (Multi-Family 1-4 units/acre)
Zoning	15 units	RMP-4.2 (Res. MF Planned, 4.2 units/acre) R-E:B-3 (Residential Estate, 20,000 sq ft min)
Realistic capacity	15 units	
Affordability	Does not meet 30 du/ac standard 15 units	
Infrastructure	Yes.	
Proximity to bus route	0.2 miles	
Environmental considerations	Minimal	
Opportunities	Existing private school looking to relocate. Site is adjacent to established neighborhood, close to community center and retail services.	
Site status	Underutilized – School	



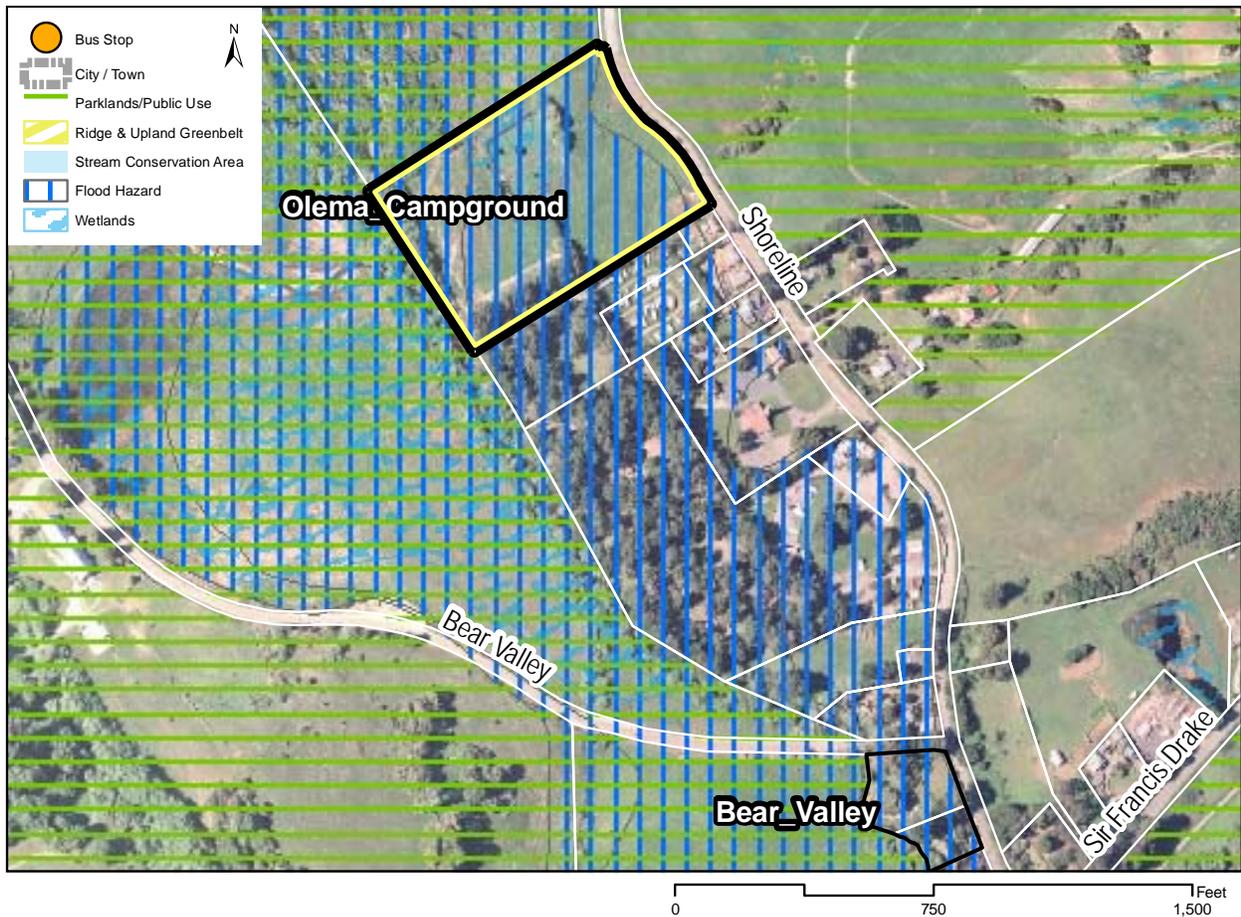
Site # 19	Railroad Ave.	Railroad Ave. and Park St.
APN	172-053-32 172-053-11 172-053-12 172-053-13	0.17 acres (0.496 total) 0.21 acres 0.06 acres 0.05 acres
Community	Woodacre	
General Plan	n/a (7,318 sq. ft. max)	GC (General Commercial, Mixed Use, FAR .05 to .35)
Zoning	n/a	CP (Planned Commercial)
Realistic capacity	4 units	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	Yes, water. Septic system required.	
Proximity to bus route	0.1 miles	
Environmental considerations	Septic constraints, several potentially occurring animal species, and an archaeologically sensitive area. Groundwater.	
Opportunities	Currently, affordable and workforce housing is allowed as permitted use in this zone, while market rate housing should be accessory to the primary commercial land use. Zoning text amendments per CWP will allow a range of housing affordability. Affordable housing may exceed FAR.	
Site status	Vacant - Residential	



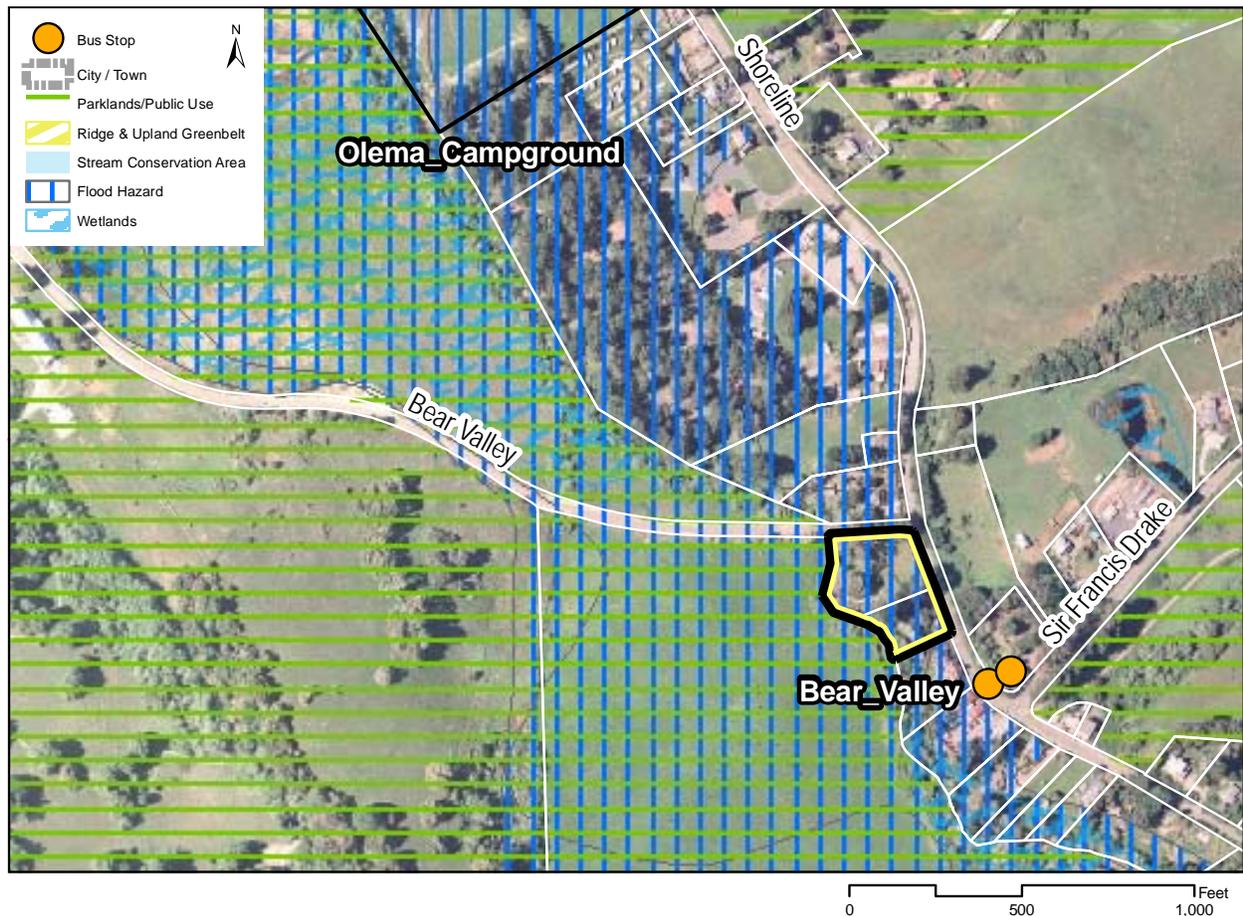
Site # 20	Tomales	290 Tomales-Dillon Beach Rd.
APN	102-041-44	5.23 acres
Community	Tomales	
General Plan	Approximately 22 units	C-AG-3 (1 unit/1-9 acres) (2.14 acres) C-SF-6 (4-7 units/acre) (3.09 acres)
Zoning	Approximately 22 units	C-ARP-2 (Coastal, Ag. Res. Planned, 2 units/acre, max density 1 unit/2acres) C-RSP-7.26 (Coastal, Res., SF Planned, max density 7.26 units/acre)
Realistic capacity	11 units	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	No. Two wells and sewer annexation into Tomales Village Community Services District are proposed with a 12 unit subdivision application.	
Proximity to bus route	1+ miles	
Environmental considerations	Water availability, biological resources, archaeological significance, and historical character.	
Opportunities	Master Plan application for the subject lot as well as several other surrounding parcels submitted for 12 lot market rate subdivision with 2 affordable lots. Proposal on hold.	
Site status	Vacant – Residential	



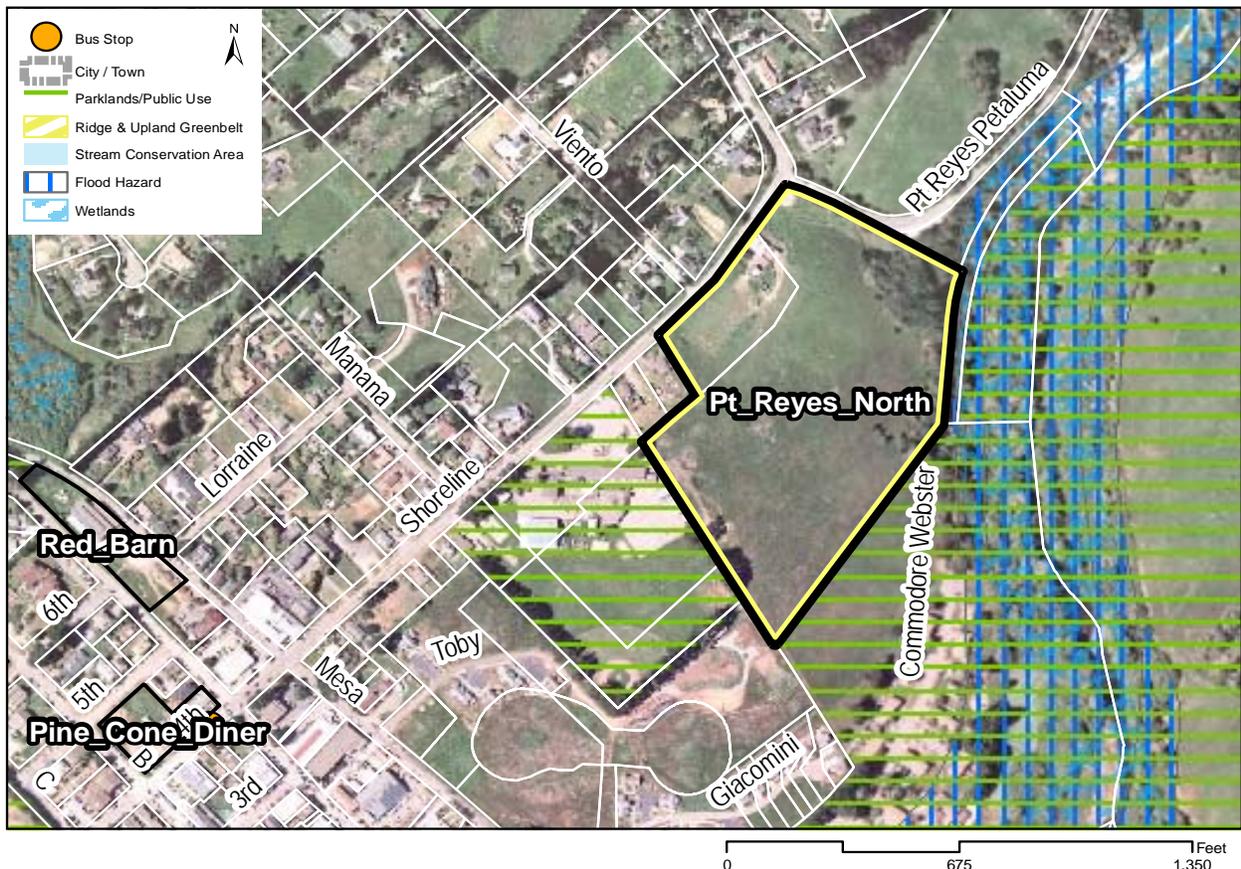
Site # 21	Olema Campground	Shoreline Highway (near Bear Valley Rd.)
APN	166-220-11	9.94 acres
Community	Olema	
General Plan	21 units (21,650 to 64,900 max sq ft)	C-RC (Coastal Recreational Commercial, FAR .05 to .15)
Zoning	n/a	C-RCR (Coastal, Resort Commercial Recreation District)
Realistic capacity	10 affordable housing units	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	Yes, water. Septic system required.	
Proximity to bus route	0.3 miles	
Environmental considerations	Environmentally sensitive site. Septic constraints, several potentially occurring plant and animal species, archaeologically sensitive area and alquist-priolo (earthquake) zone. Potential flood hazard area.	
Opportunities	Affordable and workforce housing allowed in RCR zones. Opportunity for visitor-serving workforce housing.	
Site status	Underutilized – Recreational Private property provides campground and RV storage within close proximity to local natural resources.	



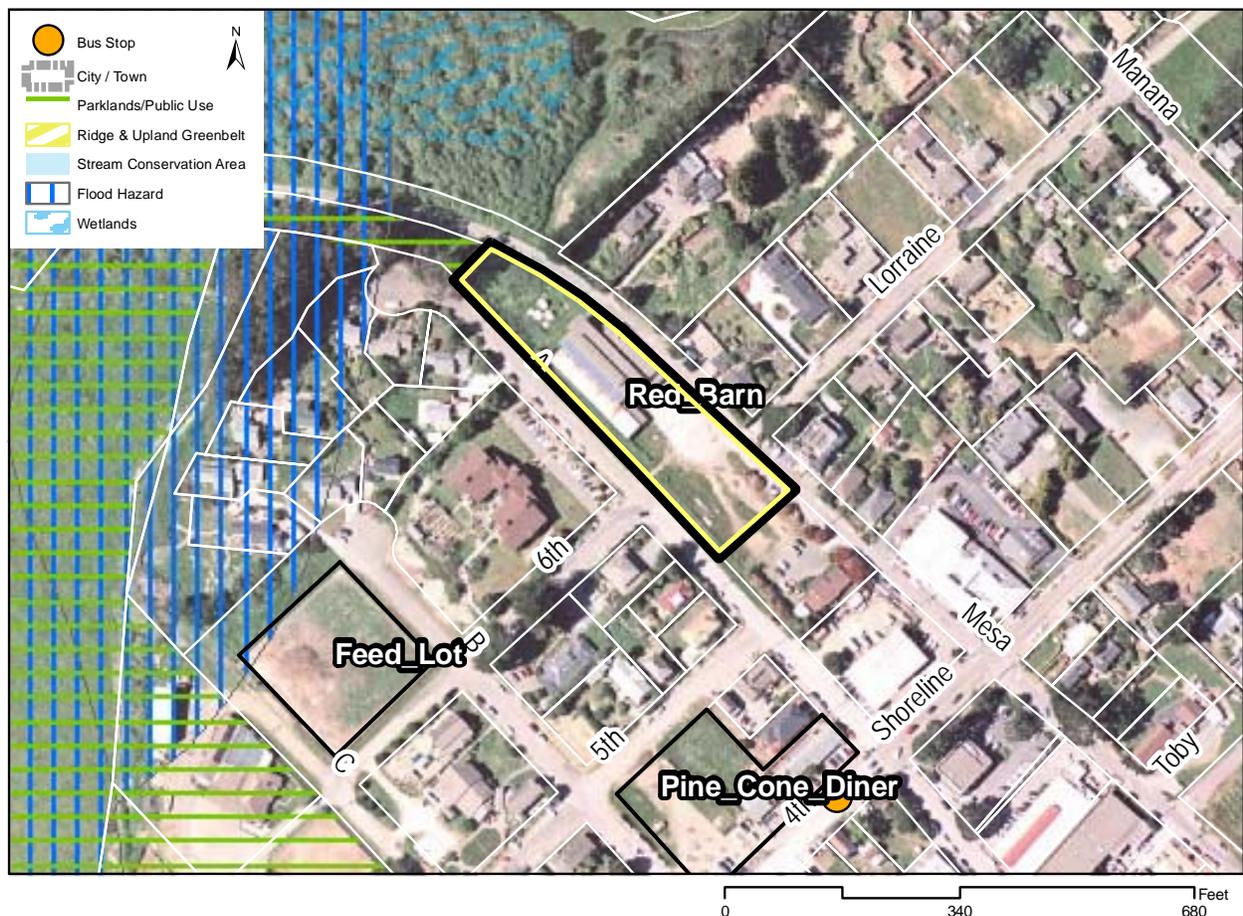
Site # 22	Bear Valley Rd.	10045 State Route 1
APN	166-191-03 166-191-04	1.7 acres total
Community	Olema	
General Plan	25 units, 16,335 to 27,225 sq ft max development	C-NC (1-20 du/ac, 0.3-0.5 FAR)
Zoning	7.26 single family units to 25 units multi-family	C-VCR (Village Comm/Res 7,500 sq ft min lot area 1 unit/2,000 sq ft lot area max)
Realistic capacity	5 units	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	Yes, water. Septic expansion needed.	
Proximity to bus route	0.2 miles	
Environmental considerations	Potential flood hazard area, Stream Conservation Area, Alquist-Priolo earthquake zone,	
Opportunities	1 unit existing, opportunity to add 4 units. Additional visitor-serving uses required per LCP.	
Site status	Underutilized – Residential / Commercial	



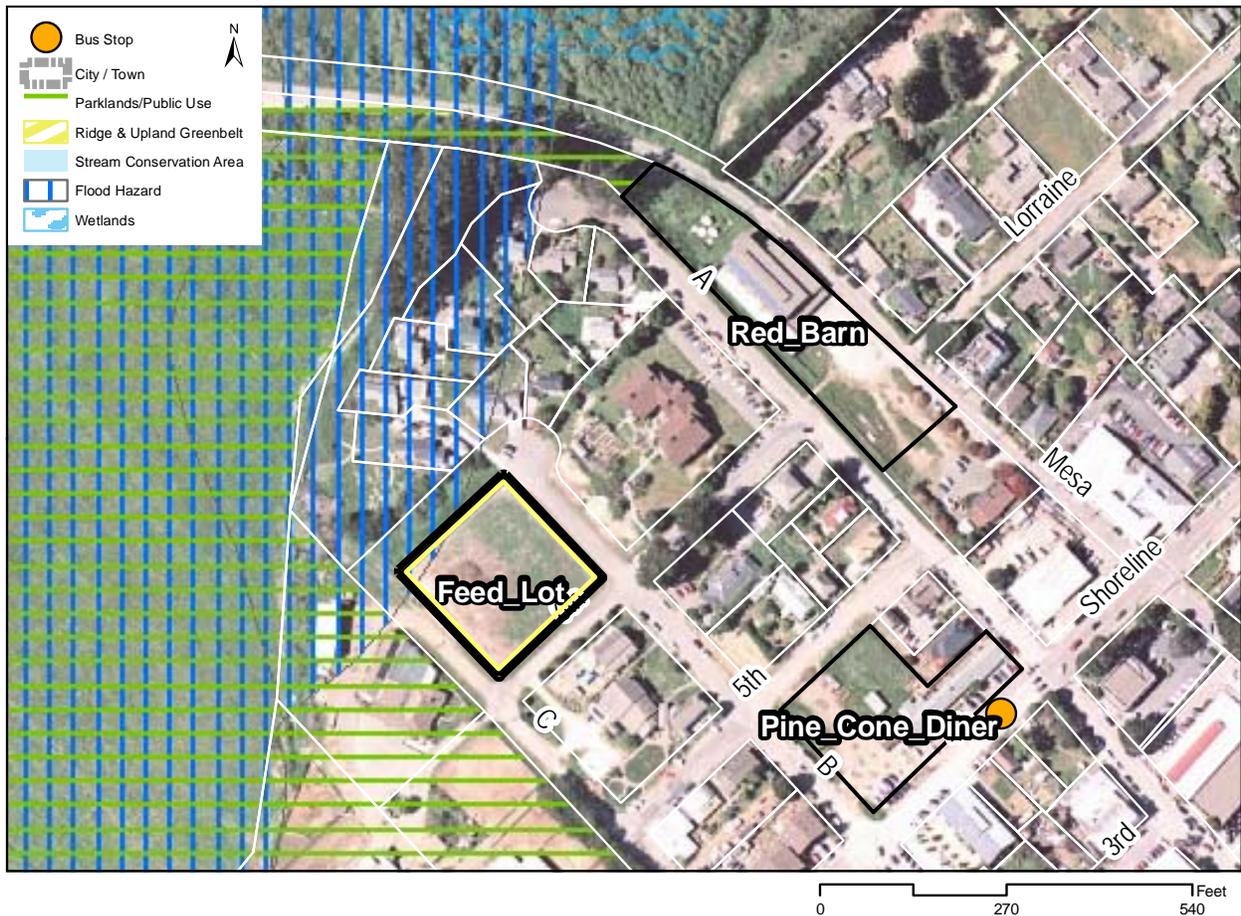
Site # 23	Pt. Reyes N.	11598 State Route 1
APN	119-212-04 119-240-55	1.77 acres (16.89 total) 15.12 acres
Community	Pt. Reyes Station	
General Plan	15 units	C-SF4 (Coastal Single Family, 1-2 units per acre) C-NC (Coastal Neighborhood Commercial/Mixed Use, 1 to 20 units per acre, FAR of .3 to .5)
Zoning	15 units	C-R-A:B-3 (Coastal, Res., Ag., 20,000 sq ft min lot size) C-RMPC (Coastal, Res., Multiple Planned, Comm. Dist.)
Realistic capacity	10 units	
Affordability	Does not meet 30 du/ac standard 15 affordable units feasible, per land use designation	
Infrastructure	Yes, water. Septic system required.	
Proximity to bus route	0.3 miles	
Environmental considerations	Stream Conservation Area along easterly property line.	
Opportunities	Residential property adjacent to residential uses. Close to schools and services. Community support for workforce housing and village infill. Property for sale for \$1.8m.	
Site status	Vacant – Residential / Commercial / Agricultural A CP/LD/RZ/MP/PDP application for 28 units was withdrawn in 2001.	



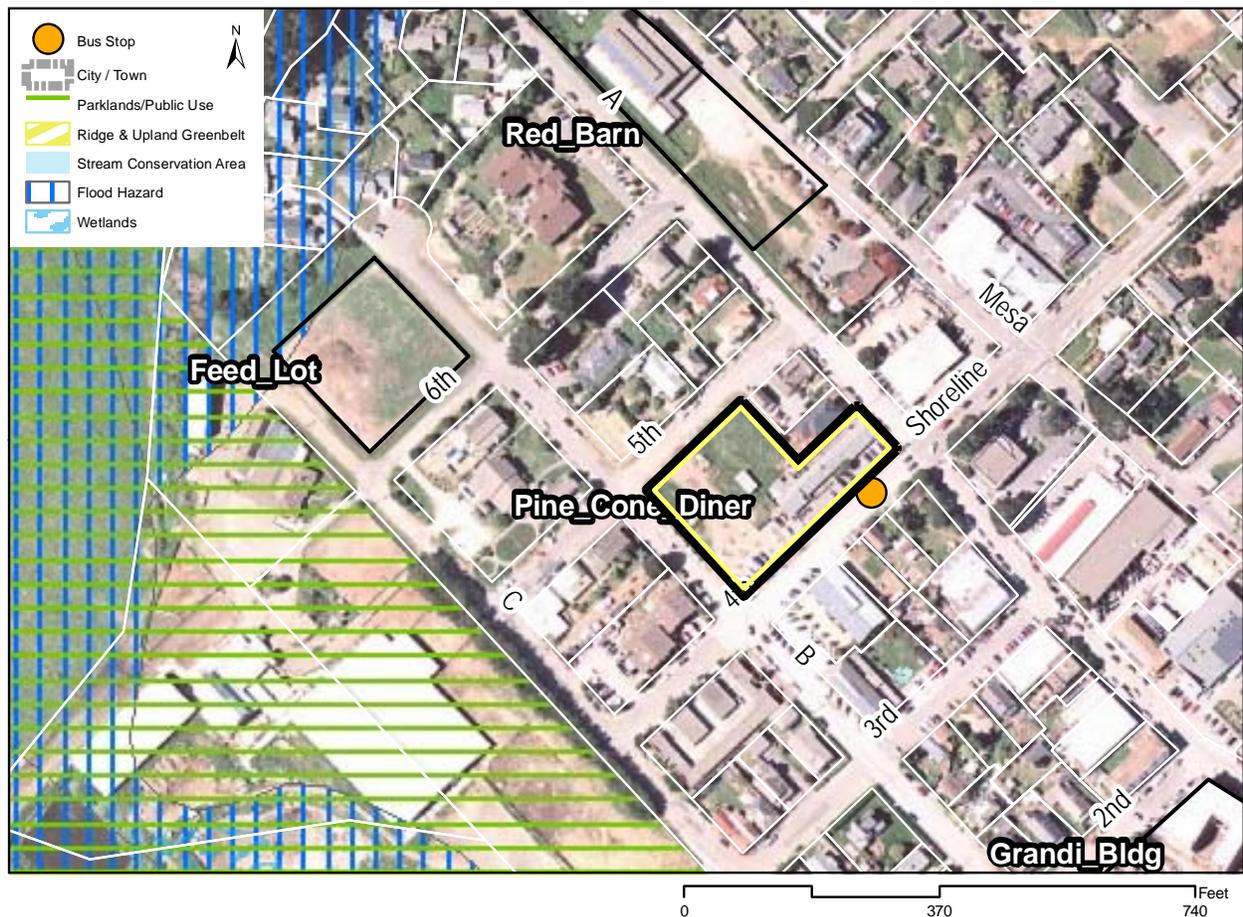
Site # 24	Red/Green Barn	510 Mesa Road
APN	119-198-05	1.52 acres total
Community	Pt. Reyes Station	
General Plan	10,000 to 24,000 additional sq ft	C-NC (Coastal Neighborhood Commercial/Mixed Use, 1 to 20 units per acre, FAR of .3 to .5)
Zoning	6 units	C-VCR:B-2 (Coastal, Village, Comm., Res. Dist., 10,000 sq ft min lot size)
Realistic capacity	3 units	
Affordability	Does not meet 30 du/ac standard 10 affordable units feasible per land use designation	
Infrastructure	Yes, water. Septic system required.	
Proximity to bus route	0.1 miles	
Environmental considerations	Septic constraints, several potentially occurring plant species, and an archaeologically sensitive area. Old railroad maintenance facility - historic value.	
Opportunities	Property could be intensified with smaller residential units. Community support for workforce housing and village infill.	
Site status	Underutilized – Commercial Current use includes an 8,984 square foot barn with commercial uses.	



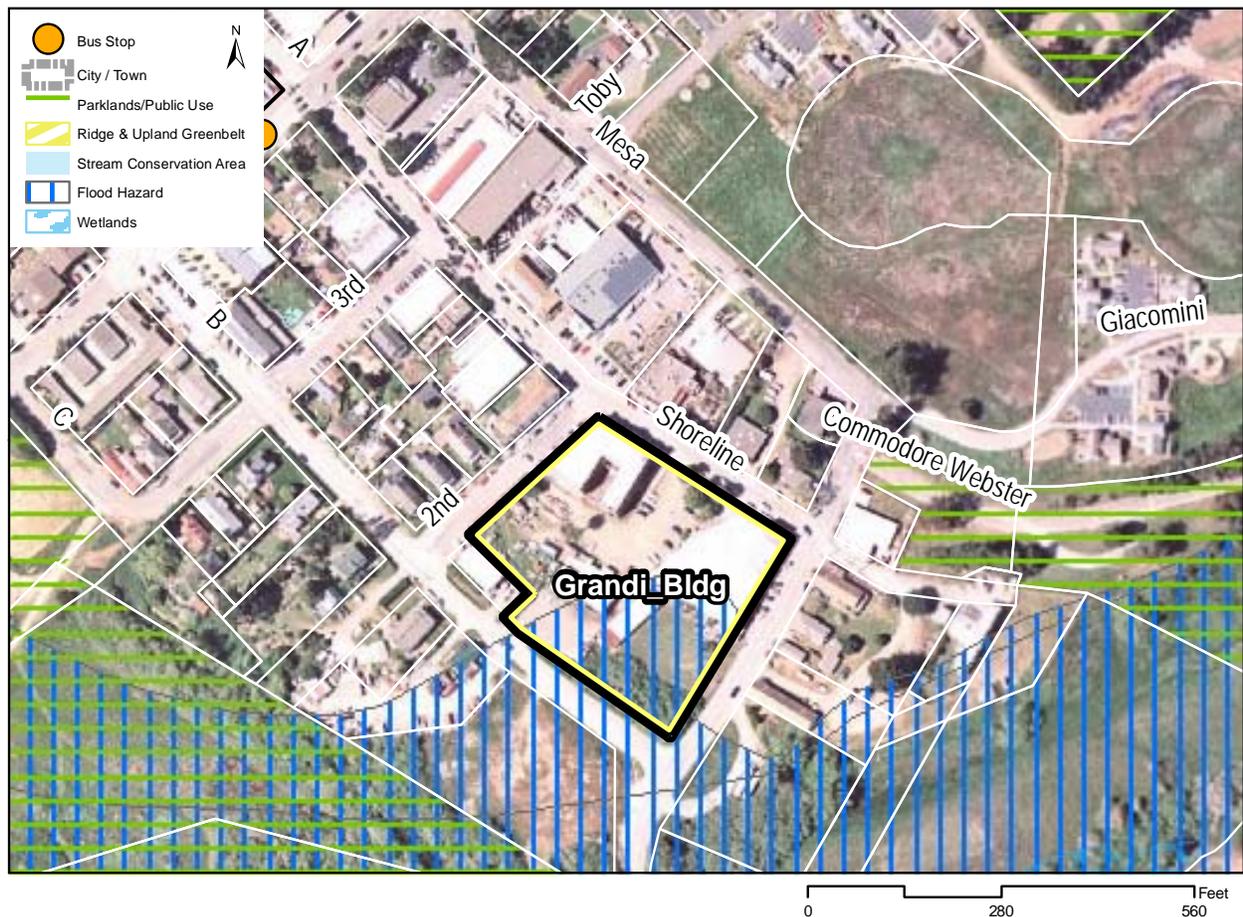
Site # 25	Feed Lot	B and 6 th Streets
APN	119-198-09	0.918 acres
Community	Pt. Reyes Station	
General Plan	3.6 units	C-SF5 (Coastal Single Family, 2-4 units per acre)
Zoning	3 units	C-R-A:B-2 (Coastal, Res., Ag., 10,000 sqft min lot size)
Realistic capacity	3 units	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	Yes, water. Will require septic/sanitary.	
Proximity to bus route	0.1 miles	
Environmental considerations	No significant constraints	
Opportunities	Adjacent to residential and community services. Community support for workforce housing and village infill.	
Site status	Underutilized – Residential / Agricultural Flat agricultural services lot. Limited use.	



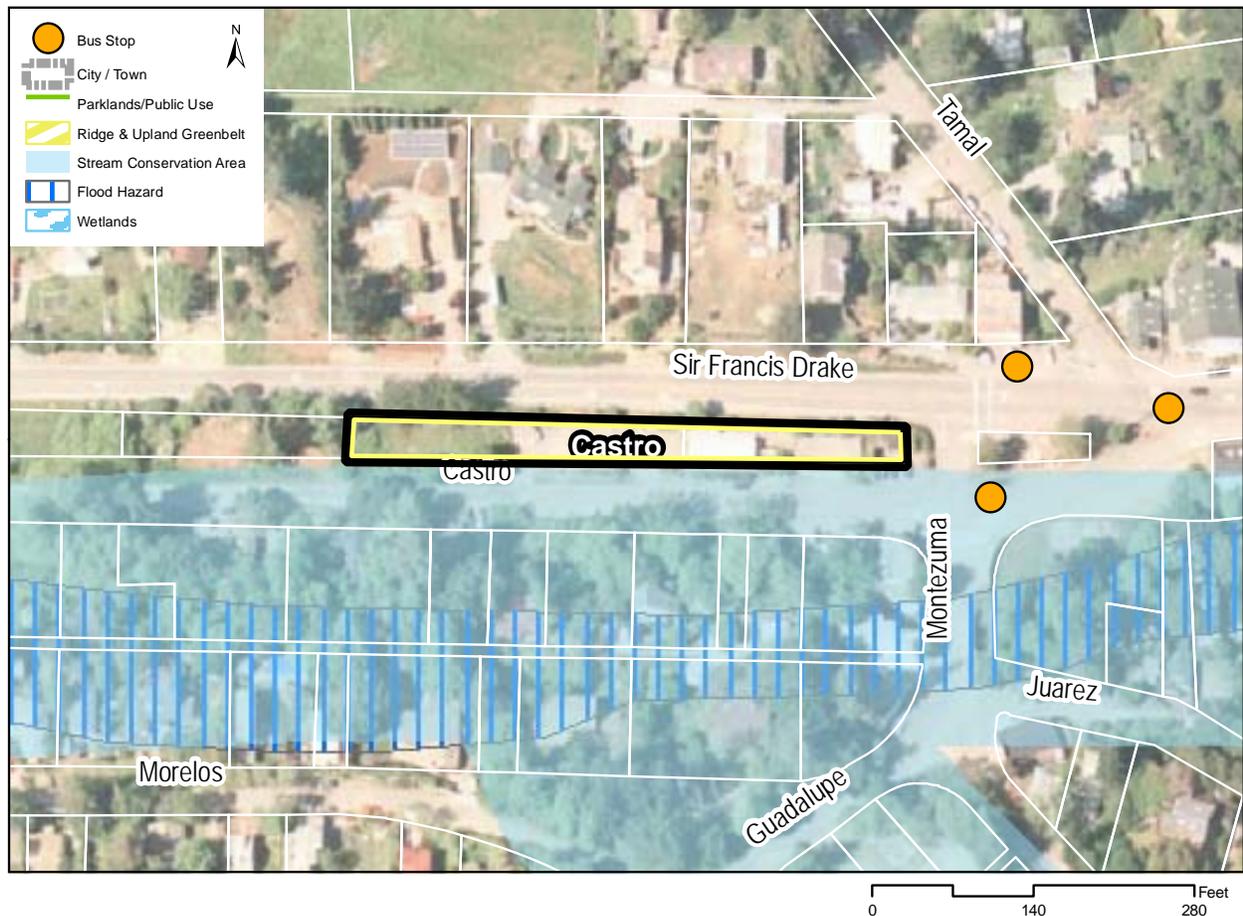
Site # 26	Pine Cone Diner	60 4 th Street
APN	119-222-08	1.05 acres
Community	Pt. Reyes Station	
General Plan	20 units	C-NC (Coastal Neighborhood Commercial/Mixed Use, 1 to 20 units per acre, FAR of .3 to .5)
Zoning	4 units	C-VCR:B-2 (Coastal, Village, Commercial, Res. Dist., 10,000 sq ft min lot size)
Realistic capacity	4 units	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	Yes, water. Will require septic/sanitary.	
Proximity to bus route	0.01 miles	
Environmental considerations	Septic constraints, several potentially occurring plant species, and an archaeologically sensitive area.	
Opportunities	Community support for workforce housing and village infill.	
Site status	Underutilized - Commercial	



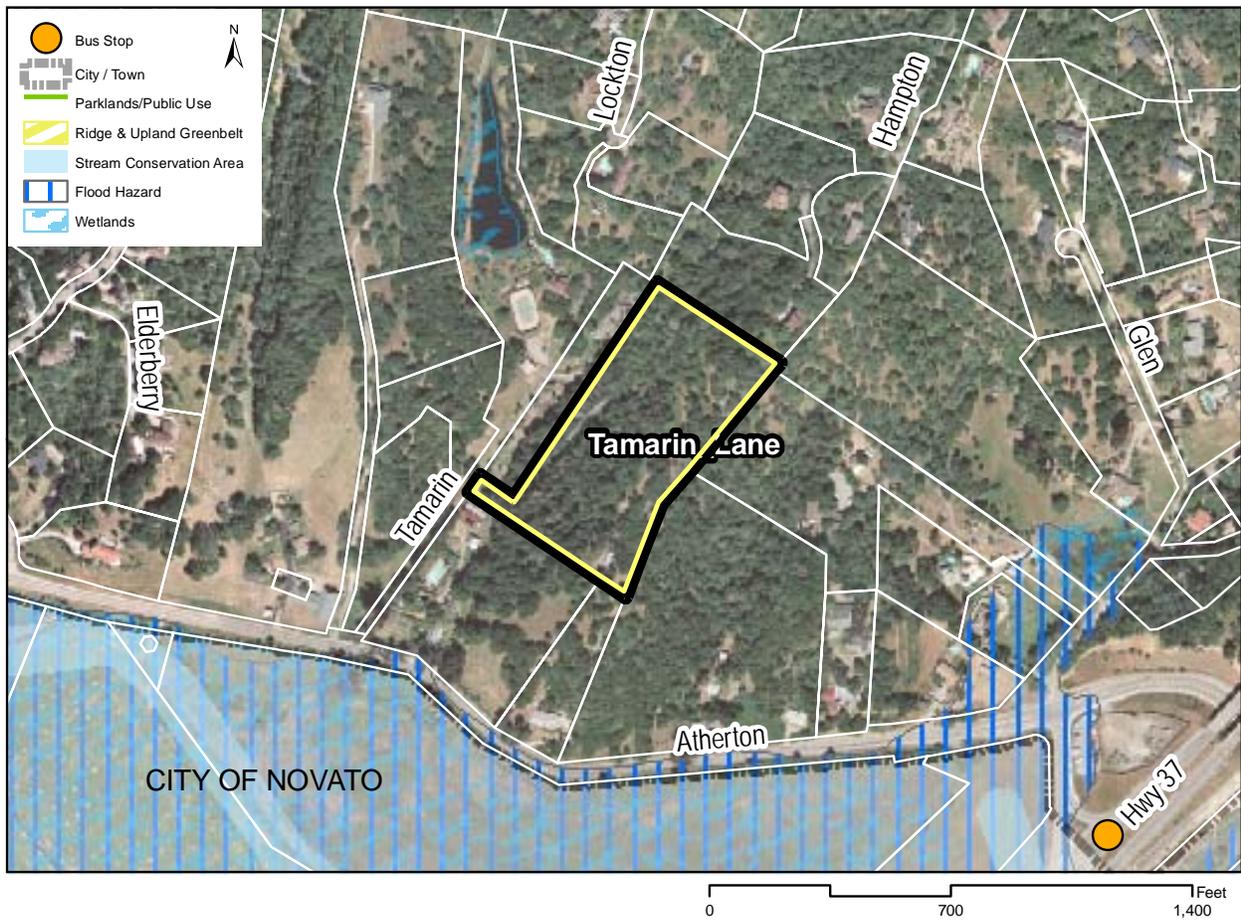
Site # 27	Grandi Building	11101 State Route 1
APN	119-234-01	2.64 acres
Community	Pt. Reyes Station	
General Plan	(has received entitlements)	C-NC (Coastal Neighborhood Commercial/Mixed Use, 1 to 20 units per acre, FAR of .3 to .5)
Zoning	n/a	C-VCR:B-2 (Coastal, Village, Commercial, Residential District, 10,000 sq ft mini lot size)
Realistic capacity	2 units	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	Yes, water. Septic system required.	
Proximity to bus route	0.1 miles	
Environmental considerations	Septic concerns	
Opportunities	Project has received entitlements for 2 employee units on-site in addition to the rehabilitation of this old landmark hotel. 35,476 existing square feet of development. Project has applied for building permits to renovate the exterior. Employee/affordable housing agreement is required prior to hotel occupancy.	
Site status	Underutilized – Commercial Derelict historic hotel shell.	



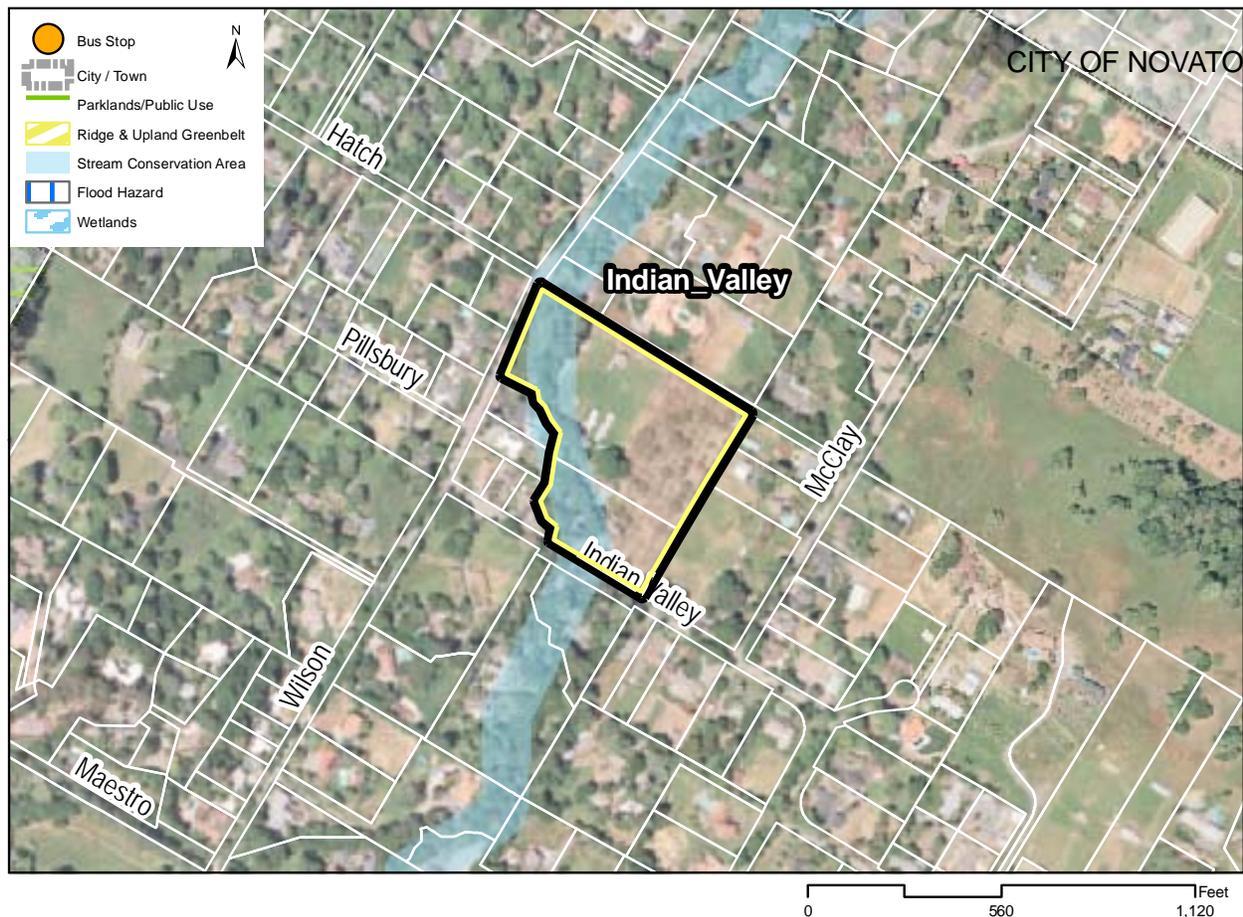
Site # 28	Castro Street	6921 Sir Francis Drake Blvd.& 6 Castro Street
APN	169-023-04 169-023-05	0.35 acres (0.54 acres) 0.19 acres
Community	Forest Knolls	
General Plan	1,100 to 5,300 sq ft max. & 1,650 to 4,140 sq ft max.	GC (0.05 to 0.35 FAR) NC (0.20 to 0.50 FAR)
Zoning	n/a	CP VCR (1 unit/2000 sq ft lot area)
Realistic capacity	4 units	
Affordability	Does not meet 30 du/ac standard 2 affordable units feasible in the old commercial building.	
Infrastructure	Yes, water. Sanitary septic exists.	
Proximity to bus route	0.1 miles	
Environmental considerations	Stream Conservation Area, septic constrained.	
Opportunities	Potential for residential re-use of old Two Bird Cafe. May be currently used for residential rental. Septic system for commercial use existing.	
Site status	Underutilized – Commercial One vacant parcel and one underutilized with the closed Two Bird Café, and the Lagunitas Post Office.	



Site # 29	Tamarin Lane	12 Tamarin Lane
APN	143-190-12	6.54 acres
Community	Blackpoint	
General Plan	6 units	SF3 (Single-family, 1 unit/1-5 acres)
Zoning	3 units	ARP-2 (1 unit/2 acres)
Realistic capacity	5 units	3 primary residences and 2 second units approved.
Affordability	Does not meet 30 du/ac standard	
Infrastructure	Yes, water. Sanitary septic required.	
Proximity to bus route	1+ miles	
Environmental considerations	Minimal	
Opportunities	Subdivision approved in 2007 for 3 developable lots, two of which must have second units, per conditions of approval.	
Site status	Vacant – Residential	



Site # 30	Indian Valley	1970 Indian Valley Rd.
APN	146-261-21 146-261-22	1.90 acres (7.7 total) 5.66 acres
Community	Indian Valley	
General Plan	7 units	SF-3 (Single Family, 1 unit/1-5 acres)
Zoning	7 units	A2-B4 (Limited Ag, 1 acre min lot size)
Realistic capacity total	5 units (1 existing)	
Affordability	Does not meet 30 du/ac standard	
Infrastructure	Yes, water. Septic found to be feasible.	
Proximity to bus route	1+ miles	
Environmental considerations	Negative Declaration of Environmental Impacts was granted.	
Opportunities	5 new residential lots available for development. Entitlements granted on 4/17/09 for 6-lot subdivision.	
Site status	Underutilized – Residential One unit existing, subdivision did not include residential development proposal.	



APPENDIX G: HOUSING ELEMENT PROGRAM IMPLEMENTATION

2009 Draft Housing Element Program	Goal, Policy or Program Title	Responsibility	Potential Funding	Time Frame	Priority	Objective
Goal 1	Use Land Efficiently					
Policy 1.1	Land Use					
Policy 1.2	Housing Sites					
Policy 1.3	Development Certainty					
Policy 1.4	Design, Sustainability and Flexibility					
1.a	Establish Minimum Densities on Housing Element Sites	CDA	Local resources	2010	High	Preserve the development capacity for sites included on the Site Inventory list
1.b	Conduct a Comprehensive Affordable Housing Sites Inventory	CDA	Local resources	2012	Medium	Identify affordable housing sites through long-range planning and foster support of affordable housing through community engagement.
1.c	Evaluate Multi-family Land Use Designations	CDA	Local resources	2011	Medium	Increase capacity for affordable and multi-family housing development; zone lands appropriately; implement Countywide Plan
1.d	Streamline the Review of Affordable Housing	CDA	Local resources	2010	High	Increase development capacity of affordable housing by clarifying permitted density and making the review process more efficient.
1.e	Study Ministerial Review for Affordable Housing	CDA	Local resources	2014	Medium	Facilitate the development of affordable housing.
1.f	Require Multi-family Residential Development in Multi-family Zones	CDA	Local resources	2011	Medium	Use land efficiently; acknowledge multi-family zoning as a limited resource.
1.g	Develop Multi-family Design Guidelines	CDA	TBD	2012	Medium	Streamline the permitting process; promote attractive design
1.h	Study Residential Density Equivalents	CDA	TBD	2013	Low	Encourage smaller units or and more efficient use of land
1.i	Undertake Adjustments to Second Unit Development Standards	CDA	Local resources	2012	Medium	Expand and improve housing choice and stock, especially for smaller households and local workforce
1.j	Restrict Short-term Rental of Primary or Second Units	CDA	Local resources	2013	Low	Make efficient use of the existing housing stock; provide housing opportunities for the local workforce
1.k	Allow Rental of Detached Guesthouses	CDA	Local resources	2011	Medium	Use land efficiently; offer an additional housing choice for small households, low income households and the local workforce
1.l	Review and Update Parking Standards	CDA and DPW	Local resources	2011	High	Increase utilization of land for housing development; seek efficient parking standards
1.m	Zone and Provide Appropriate Standards for SRO Units	CDA	Local resources	2013	Low	Offer financially viable housing options for single individuals
1.n	Zone and Provide Appropriate Standards for Homeless Shelters	CDA	Local resources	2011	High	Comply with SB2; provide regulatory measures to meet needs of homeless residents

Note: Many factors beyond Marin County government control, including adequate funding and staff resources, may affect the estimated time frame for achieving targets and program implementation.

2009 Draft Housing Element Program	Goal, Policy or Program Title	Responsibility	Potential Funding	Time Frame	Priority	Objective
1.o	Enable Transitional and Supportive Housing	CDA	Local resources	2011	High	Provide regulatory measures to facilitate housing provision and options for all segments of the community, including homeless and special needs populations
1.p	Codify Affordable Housing Incentives Identified in the Community Development Element	CDA	Local resources	2011	High	Implement the CWP; support the development of affordable housing
1.q	Promote Resource Conservation	CDA	Local resources	2010	Low	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
Goal 2	Meet Housing Needs Through a Variety of Housing Choices					
Policy 2.1	Special Needs Groups					
Policy 2.2	Housing Choice					
Policy 2.3	Incentives for Affordable Housing					
Policy 2.4	Protect Existing Housing					
2.a	Encourage Housing for Special Needs Households	CDA	Local resources	On-going	Medium	Promote a mix of housing types appropriate to the housing needs of the community, including extremely low income and special needs households
2.b	Enable Group Residential Care Facilities	CDA	Local resources	On-going	Medium	Provide regulatory measures to facilitate housing provision and options for all segments of the community, including special needs
2.c	Make Provisions for Family Housing Amenities	CDA	Local resources	On-going	Low	Make appropriate considerations for families with children and larger households
2.d	Foster Linkages to Health and Human Services Programs	HHS and CDA	TBD	On-going	Medium	Respond to special needs through comprehensive services
2.e	Support Efforts to House the Homeless	HHS and CDA	TBD	On-going	Medium	Respond to homeless needs through comprehensive services
2.f	Engage in a Countywide Effort to Address Homeless Needs	HHS and CDA	TBD	On-going	High	Respond to homeless needs through comprehensive services
2.g	Ensure Reasonable Accommodation	Fair Housing of Marin and CDA	TBD	On-going	Medium	Reduce barriers in housing for individuals with disabilities
2.h	Require Non-discrimination Clauses	CDA	Local	On-going	Low	Reduce discrimination
2.i	Contribute Funding for Rental Assistance Programs	CDA and CAO	TBD	On-going	Medium	Provide funding for the ongoing implementation and effective use of rental assistance programs to meet community housing needs
2.j	Modify Development Code to reflect Williamson Act	CDA	Local resources	2013	Medium	Facilitate the development and provision of additional agricultural worker housing
2.k	Establish an Amnesty Program for Unpermitted and Legal Non-Conforming Agricultural Worker Units	CDA	Local resources	2013	Medium	Improve housing standards and opportunities for Agricultural workers
2.l	Promote the Development of Agricultural Worker Units in Agricultural Zones	CDA	Local resources	2013	Medium	Provide of affordable and accessible, local housing for Agricultural workers
2.m	Promote and Ensure Equal Housing Opportunity	CDA/ Fair Housing of Marin	Local resources	On-going	High	Reduce discrimination

2009 Draft Housing Element Program	Goal, Policy or Program Title	Responsibility	Potential Funding	Time Frame	Priority	Objective
2.n	Provide Referrals for Complaints	CDA	Local resources	On-going	High	Demonstrate responsiveness to discrimination complaints; promote the principles of fair
2.o	Implement the Inclusionary Housing Policy	CDA	Local resources	On-going	High	Maximize opportunities for affordable housing, particularly with long-term affordability controls and for households at the deepest levels of affordability
2.p	Apply Long-Term Housing Affordability Controls	CDA	Local resources	On-going	High	Pursue controls which will preserve the affordable housing stock in perpetuity
2.q	Encourage Land Acquisition and Land Banking	CDA	Local resources	On-going	Low	Use land efficiently and allocate land for affordable and special needs development
2.r	Expedite Permit Processing of Affordable and Special Needs Housing Projects	CDA	Local resources	2011	High	Reduce constraints for affordable and special needs developments
2.s	Consider CEQA Expedited Review	CDA	TBD	2014	Low	Improve the efficiency of the environmental review process in order to streamline the development process and promote
2.t	Continue First Time Homebuyer Programs	MHA	Mortgage Credit Certificates, CDBG funds, Local	On-going	Medium	Continue to provide housing opportunities to households with low incomes; seek opportunities for expansion and coordination with other assistance programs
2.u	Link Code Enforcement with Public Information Programs	CDA, Marin Housing	Local resources	On-going	Medium	Secure affordable safe housing; improve the safety and quality of existing housing stock
2.v	Assist in Maximizing Use of Rehabilitation Programs	CDA, Marin Housing Authority	Annual CDBG funds	On-going	Medium	Preserve the existing housing stock through rehabilitation; increase awareness of programs in the community
2.w	Monitor Rental Housing Stock	CDA	Local resources	On-going	Medium	preserve the existing stock of rental housing as well as rental housing as a housing choice

2009 Draft Housing Element Program	Goal, Policy or Program Title	Responsibility	Potential Funding	Time Frame	Priority	Objective
Goal 3	Ensure Leadership and Institutional Capacity					
Policy 3.1	Coordination					
Policy 3.2	Research, Monitoring and Evaluation					
Policy 3.3	Funding					
3.a	Explore Housing at the Civic Center	CDA, Facilities	Local resources	2012	Medium	Explore opportunities for workforce housing within the Civic Center campus. Coordinate with the City of San Rafael.
3.b	Advance Organizational Effectiveness	CDA	Local resources	On-going	Low	Promote shared resources and coordination towards the achievement of common goals
3.c	Provide and Promote Opportunities for Community Participation in Housing Issues	CDA	Local resources	On-going	Medium	Foster community support for affordable housing; engage the community in housing
3.d	Perform Regional Transportation and Housing Activities	CDA	Local resources	On-going	Medium	Maximize housing opportunity sites; decrease transportation congestion; participate in regional planning exercises
3.e	Coordinate with Other Agencies	CDA	Local resources	On-going	Medium	Streamline the development process and reduce constraints to the development of affordable and special needs housing.
3.f	Promote Countywide Collaboration on Housing	CDA; Countywide	Local resources	2012	Medium	Determine housing needs allocation through a local collaborative process
3.g	Preserve Existing Housing Stock	CDA	Local resources	2013	Medium	
3.h	Monitor Inclusionary Housing Programs	CDA	Local resources	On-going	High	Evaluate the program for ways to increase its effectiveness; collect funding to leverage for affordable housing
3.i	Undertake Housing Element Monitoring, Evaluation and Revisions	CDA	Local resources	On-going	High	Evaluate progress, review accomplishments and modify as needed
3.j	Provide and Participate in Local Affordable Housing Training and Education	CDA	Local resources	On-going	Medium	Serve as a resource to the community; seek to expand staff knowledge related to affordable housing
3.k	Update Affordable Housing Trust Fund Operating Procedures	CDA	Local resources	2009	High	Adopt operating procedures for the Affordable Housing Trust Fund
3.l	Provide Leadership to the Marin Workforce Housing Trust	CDA	Local resources	On-going	Medium	Prioritize funding for extremely low income and special needs populations
3.m	Assist with Local Funding for Affordable Housing	CDA	Local resources/ Housing Trust Funds	On-going	High	Pursue and leverage funding for affordable housing
3.n	Raise Funds from a Variety of Sources	CDA, CAO		On-going	Low	Pursue and collect funding for affordable
3.o	Coordinate Among Project Funders	CDA, MCF and MHA	Local resources	On-going	Medium	Serve as a coordinator among local funders
3.p	Utilize Federal Grants Division Funding	CDA	CDBG and HOME	On-going	Medium	Pursue and leverage funding for affordable housing