March 22, 2021

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

SUBJECT: 2021 Housing Element Annual Progress Report

Dear Board Members:

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

SUMMARY:
State housing law\(^1\) requires California cities and counties to submit a prescribed Housing Element Annual Progress Report to by April 1 of each year. The 2021 Annual Progress Report contains a numeric and narrative review of the County’s achievements in implementation of Housing Element programs during calendar year 2021.\(^2\) This report is a standard procedural requirement and is being submitted to your Board as an informational update; preparation or review of the Annual Progress Report does not constitute an opportunity to amend the Housing Element.

DISCUSSION:
The 2021 Annual Progress Report marks the fourth year of increased reporting requirements. These requirements include:
- Provision of the number of units applied for and disapproved each year, and sites rezoned to accommodate Marin County’s Regional Housing Needs Allocation (RHNA); and
- Analysis of how locally adopted ordinances impact the cost and supply of housing development, the impact of processing timelines, and local efforts to remove nongovernmental constraints that result in a shortfall of a jurisdiction’s achievement of its RHNA requirements at all income levels.
- Beginning this year, additional reporting around locally owned surplus sites and tasks awarded with Local Early Action Planning (LEAP) funds.

\(^1\) California Government Code §65400(b)(2)
\(^2\) A comprehensive list of Housing Element programs will be provided in Table D of the 2021 APR and submitted to HCD by April 1.
These requirements are exemplified in tables A2, C, E, F, H and Leap Reporting of the Annual Progress Report.

As per these new requirements, Table B of the Annual Progress Report summarizes new residential building permits issued during the 2021 calendar year by income category as a measure of the unincorporated County’s progress toward meeting the 2014-2022 RHNA cycle. Table D of the report summarizes progress achieved in the implementation of statutory requirements and programs of the 2015-2023 Housing Element during that same period.

CONCLUSION:
The County is statutorily obligated to annually account for implementation of its Housing Element and achievement of its RHNA. Completion and timely submission of the Annual Progress Report fulfills this obligation. Staff recommend that your Board accept the 2021 Annual Progress Report and direct staff to submit it to HCD and OPR, with authorization to provide such corrections or additional information as HCD may require.

EQUITY IMPACT:
The 2020 Marin County Analysis of Impediments to fair housing choice illustrated racial disparities in housing, largely tied to the impacts of historic housing policies and practices that prevented equal opportunity in housing accessibility, quality, and financing. Marin County presents the starkerst racial inequities in housing tenure throughout the nine Bay Area counties: while over two thirds of non-Hispanic white residents are homeowners, roughly three quarters of both Black/African American and Hispanic/Latinx communities in Marin are renters. To address equity issues in housing, it will be critical to expand the County’s overall housing stock and, more specifically, the County’s stock of affordable rental housing. This Annual Progress Report, as part of the Housing Element, monitors the annual development of affordable housing across four income levels in unincorporated Marin (very-low, low, moderate and above-moderate incomes) against the goals set by the Regional Housing Needs Analysis (RHNA) over a cycle of eight years.

FISCAL/STAFFING IMPACT:
None.

REVIEWED BY:

☐ Department of Finance  ☑ County Administrator's Office  ☑ County Counsel  ☑ Human Resources

☒ N/A  ☑ N/A  ☑ N/A  ☐ N/A
Respectfully submitted,

Jillian Zeiger
Senior Planner

Leelee Thomas
Deputy Director

Attachments:

1. Housing Element Progress Report, Table B

To conserve resources the following materials are provided to your Board electronically only:

2. Full 2021 Annual Housing Element Progress Report

The Board letter and all attachments are available online at:

www.marincounty.org/housingelement
### ANNUAL ELEMENT PROGRESS REPORT

**Jurisdiction:** Marin County - Unincorporated

**Reporting Year:** 2021 (Jan. 1 - Dec. 31)

**Planning Period:** 5th Cycle 01/31/2015 - 01/31/2023 (CCR Title 25 §6202)

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#### Table B

**Regional Housing Needs Allocation Progress**

<table>
<thead>
<tr>
<th>Income Level</th>
<th>RHNA Allocation by Affordability</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>Total Units to Date (all years)</th>
<th>Total Remaining RHNA by Income Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>Deed Restricted</td>
<td>55</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>40</td>
<td>15</td>
</tr>
<tr>
<td></td>
<td>Non-Deed Restricted</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>7</td>
<td>9</td>
<td>4</td>
<td>10</td>
<td>4</td>
<td>5</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Low</td>
<td>Deed Restricted</td>
<td>32</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>-</td>
<td>3</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>43</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Non-Deed Restricted</td>
<td>32</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>-</td>
<td>3</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>43</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Non-Deed Restricted</td>
<td>3</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Moderate</td>
<td>Non-Deed Restricted</td>
<td>37</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>-</td>
<td>7</td>
<td>6</td>
<td>-</td>
<td>31</td>
<td>6</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>Non-Deed Restricted</td>
<td>37</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>-</td>
<td>7</td>
<td>6</td>
<td>-</td>
<td>31</td>
<td>6</td>
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<tr>
<td>Total RHNA</td>
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<td>15</td>
<td>-</td>
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</tr>
</tbody>
</table>

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

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

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**Please contact HCD if your data is different than the material supplied here.**