

Jurisdiction	Marrn County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/31/2015 - 01/31/2023	

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes		
1				2	3	4	5								6	7	8	9	10		11	12	
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*	
Summary Row: Start Data Entry Below							0	14	0	8	0	9	162	193	79	0							
	048-232-62	1243 Lattie Ln		P3012	ADU	R	1/7/2021							1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	200-271-12	425 Durant Way		P3014	ADU	R	1/8/2021							1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	075-271-01	350 Evergreen Drive		P3015	ADU	R	1/11/2021							1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	195-065-13	8 Jose Patio		P3017	ADU	R	1/11/2021						1	1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	043-420-07	74 Vista del Sol		P3024	ADU	R	1/20/2021							1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	052-100-02	531 Tennessee Valley Rd		P3026	ADU	R	1/22/2021							1	1			No	No	N/A	Withdrawn		
	112-031-08	115 Camino del Mar		P3053	ADU	R	2/17/2021		1						1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	195-090-43	43 Dipsea Rd		P3054	ADU	R	2/17/2021						1	1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	146-230-79	200 Pacheco Ave		P3065	ADU	R	2/26/2021		1						1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	071-152-48	121 Terrace Ave		P3076	ADU	R	3/16/2021							1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	050-152-02	388 Pinehill Rd		P3079	ADU	R	3/17/2021							1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	195-320-22	297 Seadrift Rd		P3083	ADU	R	3/19/2021							1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	075-052-51	33 Rancheria Rd		P3085	ADU	R	3/19/2021							1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	164-630-06	23 Westgate Drive		P3097	ADU	R	3/29/2021							1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	023-013-07	43 Greenbrae Boardwalk		P3099	ADU	R	3/30/2021							1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	195-320-04	310 Seadrift Rd		P3103	ADU	R	3/31/2021							1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	174-070-63	47 Manor View		P3123	ADU	R	4/9/2021				1				1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	186-121-30	Point San Pedro Rd		P3127	ADU	R	4/12/2021							1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	164-280-43	10 Maoli Drive		P3129	ADU	R	4/13/2021							1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	191-251-20	95 Nymph Rd		P3132	ADU	R	4/15/2021				1				1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	193-142-07	49 Terrace Ave		P3157	ADU	R	5/12/2021				1				1			No	No	N/A	Withdrawn		
	143-360-22	435 School Rd		P3156	ADU	R	5/12/2021							1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	172-121-01	51 Castle Rock Ave		P3169	ADU	R	5/20/2021							1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	
	043-171-11	227 Richardson		P3174	ADU	R	5/21/2021							1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.	

	075-052-46	21 Rancheria Rd		P3189	ADU	R	6/7/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	038-032-14	5030 Paradise Drive		P3210	ADU	R	6/25/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	048-233-44	69 Skyline Terrace		P3214	ADU	R	6/28/2021								1	1			No	No	N/A	Withdrawn	
	164-621-08	71 Creekside Drive		P3215	ADU	R	6/29/2021								1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	038-214-03	144 Jamaica St		P3218	ADU	R	6/30/2021								1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	143-411-13	15/19 Sutton Ln		P3220	ADU	R	7/1/2021								1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	176-260-72	73 W Oak Knoll Dr		P3223	ADU	R	7/7/2021							1	1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	043-103-13	163 Great Circle Drive		P3227	ADU	R	7/7/2021							1	1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	074-181-08	106 Diablo Drive		P3231	ADU	R	7/12/2021								1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	038-391-13	127 Trinidad Drive		P3240	ADU	R	7/15/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	038-201-56	178 Saint Thomas Way		P3242	ADU	R	7/16/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	112-112-02	Keith Way		P3254	ADU	R	7/26/2021			1						1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	192-091-32	440 Birch Rd		P3266	ADU	R	7/30/2021							1	1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	048-025-09	375 N Ferndale Ave		P3273	ADU	R	8/4/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	048-081-14	398 N Ferndale Ave #A		P3284	ADU	R	8/17/2021								1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	195-310-60	321 Seadrift Rd		P3317	ADU	R	9/9/2021								1	1			No	No	N/A	Withdrawn	
	119-060-33	16001 State Route 1		P3323	ADU	R	9/15/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	195-233-10	7000 Panoramic Hwy		P3325	ADU	R	9/15/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	164-411-03	85 Pikes Peak Drive		P3327	ADU	R	9/16/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	102-100-01	21 Church St		P3332	ADU	R	9/17/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	075-192-03	340 Crown Rd		P3333	ADU	R	9/17/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	049-113-18	715 Forest Way		P3336	ADU	R	9/21/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	033-092-01	73 Shell Rd		P3337	ADU	R	9/22/2021								1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	051-083-47	131 Yale Ave		P3343	ADU	R	9/27/2021								1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	033-071-30	25 Lomita Drive		P3349	ADU	R	9/30/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	200-173-56	1005 Erica Rd		P3359	ADU	R	10/6/2021								1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	188-170-54	276 Mesa Rd		P3380	ADU	R	10/18/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	188-150-83	260 Horseshoe Hill Rd		P3387	ADU	R	10/27/2021							1	1				No	No	N/A	Withdrawn	
	074-232-01	25 Acorn Way		P3389	ADU	R	10/28/2021								1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	043-402-08	144 Mission Drive		P3392	ADU	R	11/1/2021								1	1	1		No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	058-071-15	21 Teaberry Ln		P3403	ADU	R	11/9/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	157-103-56	290/302 Grandview Ave		P3421	ADU	R	12/1/2021							1	1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	048-202-34	1093 W California Ave		P3431	ADU	R	12/8/2021								1	1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.

	121-190-14	1220 Nicasio Valley Rd	P3437	ADU	R	12/10/2021							1					No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	070-094-11	219 N Almenar Drive	P3441	ADU	R	12/15/2021								1				No	No	N/A	Withdrawn	
	071-031-10	10 Hotaling Court	P3440	ADU	R	12/15/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	016-031-22	17 Moncada Way	P3458	ADU	R	12/28/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	074-082-43	238 Hillside Ave	168532	ADU	R	6/10/2021								1			1	No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	074-113-24	98 Mc Allister Ave	168146	ADU	R	1/28/2021								1			1	No	No	N/A	Approved	
	074-112-06	119 Mcallister Ave	87565	ADU	R	2/17/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	177-111-43	178 Deer Hollow Rd	87616	ADU	R	2/23/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	071-144-67	32 Stetson Ave	87686	ADU	R	3/3/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	179-191-04	105 Los Ranchitos Rd	87971	ADU	R	4/13/2021							1					No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	050-092-05	367 S Morning Sun Ave	169990	ADU	R	4/29/2021								1			1	No	No	N/A	Approved	
	186-071-05	81 Inverness Dr	168816	ADU	R	5/10/2021						1						No	No	N/A	Approved	
	199-201-03	69 Starbuck Dr (Aka 71)	169756	ADU	R	5/12/2021								1			1	No	No	N/A	Approved	
	074-252-01	226 Woodland Rd (Aka 228)	168923	ADU	R	6/7/2021								1			1	No	No	N/A	Approved	
	176-122-15	45 Estates Dr	88465	ADU	R	6/17/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	039-302-06	3820 Paradise Dr	88511	ADU	R	6/23/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	047-191-12	230 Evergreen Ave	88555	ADU	R	6/30/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	049-112-07	660 Northern Ave	88630	ADU	R	7/13/2021								1				No	No	N/A	Withdrawn	
	146-350-22	441 Wilson Ave	88811	ADU	R	8/24/2021							1					No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	104-170-14	22667 State Route 1	88808	ADU	R	8/24/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	049-122-76	744 Marin Dr	88921	ADU	R	9/13/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	016-041-95	80 Montecito Rd	88931	ADU	R	9/14/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	016-052-20	111 Marina Blvd	89282	ADU	R	12/7/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	121-300-06	15 Woodside Ct	89347	ADU	R	12/27/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	016-021-49	46 Fairway Dr	89349	ADU	R	12/27/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	071-144-07	22 Maple Ave	87289	ADU	R	1/4/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	049-193-17	461 W Live Oak Dr #A	87306	ADU	R	1/6/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	052-012-19	343 Jean St. Unit A	168625	ADU	R	1/6/2021								1			1	No	No	N/A	Approved	
	143-380-26	27 Anton Way	87362	ADU	R	1/12/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	179-173-07	11 Roosevelt Ave	87365	ADU	R	1/12/2021							1					No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	074-122-19	23 Berens Dr	87485	ADU	R	2/3/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	073-291-13	100 Rock Rd (A)	169559	ADU	R	2/8/2021								1			1	No	No	N/A	Approved	
	180-133-61	321 N San Pedro Rd	87524	ADU	R	2/9/2021							1					No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	049-221-13	859 Marin Dr	87564	ADU	R	2/16/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	121-310-06	4 Nicasio Creek Rd	87619	ADU	R	2/24/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	070-172-08	124 Almenar Dr	168879	ADU	R	2/25/2021								1			1	No	No	N/A	Approved	
	050-026-27	915 Alturas Way	87647	ADU	R	3/1/2021								1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.

	049-171-18	303 Dawn Ct		168993	ADU	R	3/1/2021							1		1			No	No	N/A	Approved	
	179-312-12	5 Linda Ave #A		168304	ADU	R	3/2/2021		1							1	1		No	No	N/A	Approved	
	049-228-02	809 Smith Rd. Aka 811		169207	ADU	R	3/4/2021							1		1	1		No	No	N/A	Approved	
	143-131-01	2 Equestrian		87811	ADU	R	3/23/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	016-031-41	197 Fairway Dr		87833	ADU	R	3/24/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	143-471-01	10 Atherton Oaks Dr		87865	ADU	R	3/30/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	049-161-16	359 Marin Ave & 359 A		169065	ADU	R	3/30/2021							1		1	1		No	No	N/A	Approved	
	070-011-11	30 Corte Patencio		87896	ADU	R	4/5/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	172-221-02	256 Redwood Dr		87897	ADU	R	4/5/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	048-071-37	5 Reed St #A		169355	ADU	R	4/9/2021							1		1	1		No	No	N/A	Approved	
	176-141-13	990 Butterfield Rd (Aka 992)		88001	ADU	R	4/19/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	075-031-10	135 S Ridgewood Rd A.		168925	ADU	R	4/20/2021							1		1	1		No	No	N/A	Approved	
	034-072-47	13 Walker St		88038	ADU	R	4/21/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	033-082-12	17 Tower Dr		88078	ADU	R	4/26/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	160-263-11	456 Calle Arboleda		169287	ADU	R	4/26/2021							1		1	1		No	No	N/A	Approved	
	048-232-50	1259 Lattie Ln		88111	ADU	R	4/29/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	157-135-35	388 Laurel Ave (Was 390)		168779	ADU	R	5/5/2021							1		1	1		No	No	N/A	Approved	
	168-320-05	80 W Nicasio Rd		88250	ADU	R	5/18/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	034-082-15	8 Eagle Rock Rd		170298	ADU	R	5/24/2021							1		1	1		No	No	N/A	Approved	
	164-011-03	860 Idy lberry Rd		88317	ADU	R	5/28/2021				1					1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	186-092-06	164 Bayview Dr		168873	ADU	R	6/1/2021							1		1	1		No	No	N/A	Approved	
	050-051-16	129 Peralta Ave		88378	ADU	R	6/7/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	176-311-01	40 Garden Rock Rd		88386	ADU	R	6/8/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	018-093-03	111 Orange St (Aka 113)		169675	ADU	R	6/21/2021		1							1	1		No	No	N/A	Approved	
	179-173-31	22 Washington Ave		88502	ADU	R	6/22/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	121-300-13	1 Rebelo Ln		88636	ADU	R	7/14/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	033-081-18	36 Meadow Dr		88693	ADU	R	7/26/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	049-101-16	511 Pineo Ave		88816	ADU	R	8/24/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	200-282-08	387 Countview Dr		88880	ADU	R	9/3/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	018-091-19	134 Orange St		88896	ADU	R	9/8/2021		1							1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	016-041-12	229 Summit Ave		88923	ADU	R	9/13/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	146-261-21	1970 Indian Valley Rd		89027	ADU	R	10/4/2021		1							1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	074-121-19	30 Berens Dr		89049	ADU	R	10/11/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	200-161-16	1094 Erica Rd		89089	ADU	R	10/18/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	121-310-15	29 Lafranchi Ln		89096	ADU	R	10/19/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	071-081-14	138 Cypress Ave		89150	ADU	R	11/1/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	070-103-09	26 Corte Lodato		89189	ADU	R	11/12/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.

	146-350-15	309 Wilson Ave		89264	ADU	R	12/2/2021			1							No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	176-182-12	17 Ichabod Ct		89272	ADU	R	12/6/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	038-022-16	5050 Paradise Dr		89295	ADU	R	12/9/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	043-420-07	51 Vista Real		89297	ADU	R	12/9/2021					1					No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	049-112-01	607 Glenwood Ave		89307	ADU	R	12/14/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	176-102-03	125 Crane Dr		89350	ADU	R	12/27/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	179-241-07	74 Circle Rd		89365	ADU	R	12/30/2021					1					No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	016-054-10	40 Montecito Rd		P3039	SFD	O	2/3/2021						1			1	No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	195-162-49	21 Calle del Onda		P3049	SFD	O	2/17/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	195-031-45	183 Seadrift Rd		P3098	SFD	O	3/29/2021						1			1	No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	112-141-13	Vision Rd		P3100	SFD	O	3/30/2021						1			1	No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	038-053-17	Ranch Rd		P3105	SFD	O	3/31/2021						1				No	No	N/A	Withdrawn	
	104-180-13	22495 State Route 1		P3119	SFD	O	4/6/2021						1			1	No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	074-252-02	7 Laurel Way		P3121	ADU	R	4/8/2021						1			1	No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	157-143-46	Hemlock Ave		P3146	SFD	O	4/26/2021						1				No	No	N/A	Withdrawn	
	186-141-03	Point San Pedro Rd		P3173	SFD	O	5/20/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	195-320-29	283 Seadrift Rd		P3199	SFD	O	6/15/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	018-163-01	22 McKenzie Street		P3217	SFD	O	6/30/2021						1				No	No	N/A	Withdrawn	
	048-061-55	92 Laverne Ave		P3222	ADU	R	7/6/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	195-141-07	260 Belvedere Ave		P3230	SFD	O	7/12/2021						1			1	No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	102-041-39	Railroad St/Carrie St		P3244	SFD	O	7/19/2021						1			1	No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	074-252-01	226 Woodland Road		164991	SFD	O	7/23/2021						1			1	No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	195-331-12	228 Seadrift Rd		P3274	SFD	O	8/6/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	018-087-14	37 Albion Street		P3275	5+	R	8/6/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	102-100-01	21 Church St		P3331	SFD	O	9/17/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	121-270-28	40 Laurel Canyon Rd		P3350	ADU	R	10/1/2021					1					No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	058-011-13	3606 Paradise Drive		P3363	SFD	O	10/11/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	176-171-04	1401 Butterfield Rd		P3406	ADU	R	11/12/2021									1	No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	070-011-22	53 Corte Dorado		168746	ADU	R	2/23/2021						1			1	No	No	N/A	Approved	
	100-343-06	438 Oceana Dr		88480	SFD	O	6/18/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	176-260-72	71 W Oak Knoll Dr		89325	SFD	O	12/20/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	195-031-15	168 Seadrift Rd		89330	SFD	O	12/21/2021						1				No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.

	048-152-12	1105 Western Ave		89321	ADU	R	12/17/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	039-302-06	3820 Paradise Dr		88511	SFD	O	6/23/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	034-153-25	12 Sky Rd		169640	SFD	O	5/24/2021							1		1	1		No	No	N/A	Approved	
	059-203-27	2495 Mar East		88179	SFD	O	5/7/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	177-122-23	705 Fawn Dr		88778	ADU	R	8/15/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	166-020-37	70 Fox Dr		88000	SFD	O	4/19/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	191-192-18	160 Iris Rd		167369	SFD	O	1/21/2021							1		1	1		No	No	N/A	Approved	
	071-111-30	63 Quisisana Dr, AKA 65		168288	ADU	R	1/14/2021							1		1	1		No	No	N/A	Approved	
	143-200-23	59 Bridge Rd		88253	SFD	O	5/19/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	052-041-26	311 Shoreline Hwy		89112	ADU	R	10/22/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	050-051-16	129 Peralta Ave		169425	SFD	O	5/4/2021							1		1	1		No	No	N/A	Approved	
	051-094-05	174 Lavender Ln (was Morning Sun Ave)		168366	ADU	R	1/7/2021							1		1	1		No	No	N/A	Approved	
	172-201-06	2 Maple Rd		169378	ADU	R	6/17/2021							1		1	1		No	No	N/A	Approved	
	106-120-08	5380 Chileno Valley Rd, previously 5360		167631	MH	O	1/7/2021							1		1	1		No	No	N/A	Approved	
	179-173-07	11 Roosevelt Ave		87364	SFD	O	1/12/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	193-172-04	20 Ocean Ave		166953	SFD	O	1/19/2021							1		1	1		No	No	N/A	Approved	
	176-322-04	43 Dutch Valley Ln		167376	SFD	O	1/28/2021							1		1	1		No	No	N/A	Approved	
	172-271-28	143 Carson Rd		167861	ADU	R	2/2/2021							1		1	1		No	No	N/A	Approved	
	100-331-02	463 Oceana Dr		168975	SFD	O	2/11/2021							1		1	1		No	No	N/A	Approved	
	043-382-02	23 Weatherly Dr		169852	ADU	R	3/9/2021							1		1	1		No	No	N/A	Approved	
	195-331-17	238 Seadrift Rd		168780	SFD	O	3/18/2021							1		1	1		No	No	N/A	Approved	
	016-031-41	195 Fairway Dr		168179	SFD	O	3/22/2021							1		1	1		No	No	N/A	Approved	
	074-122-20	19 Berens Dr		88043	ADU	R	4/22/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	146-250-61	2052 Hatch Rd		88052	ADU	R	4/22/2021			1						1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	047-212-11	328 Ridgewood Ave		88057	SFD	O	4/26/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	172-201-06	2 Maple Rd		169378	SFD	O	6/17/2021							1		1	1		No	No	N/A	Approved	
	052-100-02	531 Tennessee Valley Rd		89042	SFD	O	10/7/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	166-211-06	9787 State Route 1		89253	SFD	O	12/1/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	049-046-10	544 Browning St		89313	SFD	O	12/15/2021							1		1			No	No	N/A	Pending	Building permit has not been issued, therefore there has been no formal approval or disapproval of the project.
	047-222-07	206 Hawthorne Avenue AKA #206A		169085	ADU	R	6/1/2021							1		1	1		No	No	N/A	Approved	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 26 § 6002)

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

Table A2
 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier		Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy								Streamlining		Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Restriction		Demolished/Destroyed Units		Density Bonus		Notes																	
1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25																																
Prior ADP#	Current ADP#	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (per SFPE) # of ADUs/ADUs	Texture or Other/Owner	Very Low Income New Deed Restricted	Low Income New Deed Restricted	Low Income Non Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non Deed Restricted	Above Moderate Income	Entitlement Expired	# of Units Issued Entitlements	Very Low Income Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non Deed Restricted	Above Moderate Income	Building Permits Issued	# of Units Issued Building Permits	Very Low Income Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non Deed Restricted	Above Moderate Income	Certificate of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were extremely Low Income?	Was Project APPROVED using CE 6911.407? (See CE 6911.407)	Units Units? Y/N	Assistance Programs for Each Development (may select multiple see instructions)	Deed Restriction Type (may select multiple see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locally administered rules were affordable (see instructions)	Term of Affordability or Deed Restriction (if affordable in perpetuity enter "1000")	Number of Demolished/Destroyed Units	Demolished/Destroyed Units Owner or Buyer	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Offered to the Project (Excluding Parking Waivers or Parking Modifications)	Let the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction in number of parking standards? (Y/N)	Notes*													
195-100-01		233 South Rd		195-100	SFD	O																																																			

Jurisdiction: Unincorporated
 Reporting Year: 2021 (Item 1, Item 3)
 Reporting Period: 01/01/2021 - 01/31/2022

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6-032)

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

Parcel ID	Address	APN	Category	Subcategory	Phase	Start Date	End Date	Actual	Target	Notes
048-132-02	15 Morning Sun Avenue	160274	ADU	R						
075-031-10	138 S. Richardson Rd. A	160302	ADU	R				1	7/24/2021	
119-030-30	42 Cypress Road	160700	SFD	C						See notes
160-072-03	1018 Oak Empress (West side)	167246	ADU	R						
180-171-20	800 Upper Road	160888	SFD	C				1	2/24/2021	
100-081-30	201 Corona Drive	160501	SFD	C						
179-242-24	5 Oak Ridge Road AKA #3	163333	ADU	R						
022-131-28	22 Linda Drive005 BA	161040	ADU	R						
046-130-07	212 Hawthorne Dr	160518	ADU	C						See notes
179-212-12	1 Linda Ave BA	160304	ADU	R				1	5/27/2021	See notes
001-010-21	21 South 40 Drive	160543	MH	C						See notes
043-003-00	20 Strawberry Circle AKA BA	160166	ADU	R						See notes
050-201-20	304 Fudge Street	161179	ADU	R						See notes
172-271-28	143 Carwin Rd	167861	ADU	R				1	4/21/2021	See notes
070-172-08	124 Alameda Dr	160879	ADU	R				1	7/21/2021	
048-003-11	328 N. Emerald Avenue	157044	SFD	C						
046-131-26	670 Panoramic Hwy	167373	SFD	C						
048-011-30	8 Road 30 BA	160355	ADU	R				1	8/16/2021	
052-212-19	343 Jean St Unit A	160629	ADU	R				1	6/24/2021	
074-130-06	3 Storm Road AKA #1	160541	ADU	R						
050-202-12	411 Oak A	160300	ADU	R				1	7/16/2021	

Jurisdiction	Marin County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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

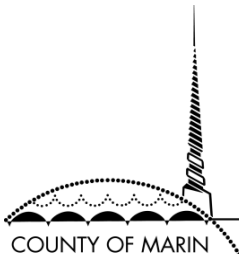
This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	55	6	1	-	1	1	1	-	-	-	40	15
	Non-Deed Restricted		1	1	1	7	6	4	10	-	-		
Low	Deed Restricted	32	3	2	2	-	-	-	-	-	-	43	-
	Non-Deed Restricted		3	3	3	-	8	14	5	-	-		
Moderate	Deed Restricted	37	-	-	-	-	-	-	-	-	-	31	6
	Non-Deed Restricted		3	2	1	3	9	7	6	-	-		
Above Moderate		61	23	21	26	36	39	26	39	-	-	210	-
Total RHNA		185											
Total Units			39	30	33	47	63	52	60	-	-	324	21

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

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

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.



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Thomas K. Lai
DIRECTOR

**Table D: 2021 Program Implementation Status
2015 - 2023 Housing Element**

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

Building and Safety
Environmental Health Services
Planning
Environmental Review
Housing
Sustainability
Code Enforcement
GIS
Federal Grants

www.marincounty.org/cda

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

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

Schedule. 2015.

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

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

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

Schedule. 2016.

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

In 2020, Staff completed the Multi-Family Land Use Designation and Zoning Analysis Report and Multi-Family Zoning GIS Map, which was presented to the Board of Supervisors in January 2021.

Program. 1.c - Evaluate the Housing Overlay Designation.

Objective. Improve opportunities for multifamily, workforce housing.

Schedule. 2016.

Status. (Partially implemented.) Achievement of this program is contingent upon an update to the General Plan. This update will be complete in early 2023.

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

Objective. Facilitate the development of affordable housing.

Schedule. 2020.

Status. (In progress.) In conjunction with its analysis and preparation of streamlined review procedures pursuant to SB 35, staff initiated an exploration of potential procedures to expedite review for affordable housing projects. Staff started working with consultants on Objective Design and Development Standards in collaboration with cities and towns to streamline the development of housing, including affordable housing in the fall of 2019. This study is in partnership with nine other jurisdictions in Marin County and the toolkit was completed in Spring

2021. Staff are adapting the toolkit to the Marin County Development Code for adoption in Fall 2022.

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

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

Schedule. 2016.

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

In 2020, the Board expanded this program with a new focus on encouraging affordability, which was extended in 2021 to apply through 2023. Property owners can receive up to \$10,000 in building permit fee waivers if they rent the second unit to a household that earns below 80% area median income, up to \$5,000 if the unit is rented to a household that earns between 80% and 120% area median income, and up to \$2,500 if rented at market-rate.

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

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

Schedule. 2016.

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

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

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

Schedule. 2016.

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

Program. 1.h - Promote resource conservation.

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

Schedule. On-going.

Status. (Complete, Ongoing) The County works with and promotes the Bay Area Regional Energy Network's (BayREN) Single-Family and Multi-Family Energy Efficiency programs, which provide rebates for property owners who make energy efficiency improvements to their homes and buildings. The Single-Family program includes a no-cost support line (Home Energy Advisors) where residents can get third-party technical support for making energy efficiency home improvements and information on applicable rebate and financing programs. The Multi-Family program offers cash rebates and no-cost technical consulting for multi-family properties that undertake energy and water upgrades to common areas and within units.

The County continues to operate its Green Building Program, which includes mandatory energy efficiency and green building measures for both new construction and remodel projects, technical assistance for applicants, and increased access to financial incentives for applicants volunteering to switch out polluting appliances. In late 2019, the Board of Supervisors adopted updated standards to continue and improve energy efficiency and resource conservation in the new code cycle starting January 1, 2020. In 2021, the County continued to enforce its 2019 standards and began efforts to develop new requirements in preparation for the 2022 mandatory updates of standards.

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

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

Schedule. 2016.

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

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

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

Schedule. 2018.

Status. (Complete). County staff initiated a process to address this program as part of a broader set Development Code amendments. The development code amendments allowed increased heights in both planned and conventional districts for multi-family housing.

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

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

Schedule. 2015.

Status. (Not started). Implementation of this program requires CEQA review. To conserve resources, staff proposes to integrate evaluation of the State density bonus program with a forthcoming General Plan update. CEQA review will be conducted in the summer of 2022.

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

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

Schedule. Annually and on-going.

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

Through the 2021 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) allocation process, the County Affordable Housing Trust Fund, Permanent Local Housing Allocation (PLHA), and Measure W funding the County dedicated \$531,632 towards rehabilitation activities supporting 93 units of family housing across four development projects, including special needs individuals; \$268,392 to support rehabilitation of three affordable senior housing developments that currently serves some individuals with special needs. In addition, investments have been made to support new units including - \$500,000 towards the development of a new affordable housing complex for older adults, including special needs individuals; \$1,445,582 for the new construction of two developments providing 82 units of permanent supportive housing for veterans and formerly homeless; and \$936,424 to support the creation of 165 new affordable family units across two developments which will serve some individuals with special needs.

Program. 2.b - Enable group Residential Care Facilities.

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

Schedule. On-going.

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

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

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

Schedule. On-going.

Status. (Complete, on-going.) Consistent with guidance from HUD on the County's Affirmatively Furthering Fair Housing (AFFH) obligations, staff actively encourages development of affordable, multifamily housing opportunities for families with children and larger households in areas of opportunity. The County also supports the creation of housing opportunities for families with children and

larger households through its non-discrimination and affirmative marketing policies (see response to program 2.h, "require non-discrimination clauses").

The County prioritizes rental housing for families when making funding recommendations for HOME and CDBG funds. Additionally, program goals for Permanent Local Housing Allocation (PLHA) funds were approved by the PSC in 2021 to include family housing. In 2021, the County allocated funding for the development, rehab, or acquisition of 258 units of family housing using Housing Trust, CDBG and HOME, PLHA and Measure W funds.

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

Objective. Respond to special needs through comprehensive services.

Schedule. On-going.

Status. (Complete, on-going.) When appropriate, Housing and Federal Grants staff coordinate housing and service funding opportunities with Health and Human Services (HHS) staff. Since the start of COVID-19 and subsequent shelter-in-place orders, Housing and Federal Grants staff have worked very closely with HHS staff in direct pandemic housing response around Marin’s emergency motels, rental assistance and Homekey programs.

Also see response to program 2.e, “support efforts to house the homeless.”

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

Objective. Respond to homeless needs through comprehensive services.

Schedule. On-going.

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

In 2021, staff participated in selecting a developer partner and evaluating possible locations for a second Homekey application. A site was identified, and an application was submitted. As of December 31, 2021 an award has not been made for the project.

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

Objective. Respond to homeless needs through comprehensive services.

Schedule. On-going.

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

Program. 2.g - Ensure reasonable accommodation.

Objective. Reduce barriers in housing for individuals with disabilities.

Schedule. On-going.

Status. (Partially complete, on-going.) Housing and Federal Grants Division staff actively refer tenants in need of assistance making reasonable accommodation requests in the private housing market to the Marin Center for Independent Living (MCIL) and Fair Housing Advocates of Northern California (FHANC). MCIL is working to spend down funds previously allocated and did not receive an allocation for its home modification program to fund alterations in homes occupied by low-income individuals with disabilities this year. FHANC received a \$64,441 allocation to support its fair housing monitoring and assistance. It intervened on behalf of 32 households requesting reasonable accommodations and succeeded in securing reasonable accommodation concessions in 22 of those cases.

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

Program. 2.h - Require non-discrimination clauses.

Objective. Reduce discrimination.

Schedule. On-going.

Status. (Complete, on-going.) The County requires non-discrimination clauses in contracts to which it is a party. Housing and Federal Grants staff developed an affirmative marketing tool and implemented a requirement for applicants requesting Federal Grants and Housing Trust Fund monies to submit affirmative marketing plans as part of their funding applications. The Federal Grants program does not execute contracts until an awardee’s affirmative marketing plan has received approval. Awardees must implement their approved affirmative marketing plan to be eligible for reimbursement.

Program. 2.i - Increase tenant protections.

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

Schedule. 2016 and on-going.

Status. (Complete, on-going.) To further the implementation of County adopted Ordinance 3705, codified as Marin County Code Chapter 5.100, a new landlord registry tool was developed to simplify the process for landlords subject to the ordinance to maintain registration of their properties, as required by the Ordinance. Staff worked with neighboring jurisdictions to adopt Just Cause for Eviction, Mandatory Mediation, and Source of Income policies. These efforts have resulted in two (2) neighboring jurisdictions having all three ordinances enacted. In addition, following Governor Newsom’s October 8, 2019 approval AB 1482 Tenant Protection Act of 2019 and SB 329 Housing Opportunities Act of 2019, staff have worked with County Counsel and outside Counsel to better understand the policies in order to develop frequently asked questions for renters and landlords.

In 2021, the County allocated \$310,000 to Legal Aid of Marin to provide legal services to low-income renters. Since the start of the pandemic, staff have been monitoring State and Federal tenant protections and have brought forward local emergency Resolutions and Ordinances to meet community need, including eviction moratorium laws and rent freeze ordinances in areas disproportionately impacted by COVID.

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

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

Schedule. 2016.

Status. (Partially complete, on-going.) A significant number of the County's agricultural workers are employed by ranches and farms on land owned by The National Park Service (NPS). The NPS recently developed a management plan for the national parklands. Any agricultural housing development that occurs on those lands would need to conform with the NPS management plans. In 2018, the County submitted comments and feedback on the draft management plans, with the intention of encouraging and facilitating the creation and maintenance of farmworker housing on NPS lands. CDA staff also met with NPS staff to discuss collaboration opportunities.

The County acquired the U.S. Coast Guard Facility in the fall of 2019. The 32-acre site contains 36 multi-bedroom housing units and other community facilities. In November 2019, the County released a Request for Proposals and Statement of Qualifications to convert the existing housing to affordable housing and implement a community vision and reuse plan, as part of this, the developer will create a set-aside to house agricultural workers and their families.

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

CDA staff convenes the Agricultural Worker Housing Collaborative, including the Marin Community Foundation, the Community Land Trust of West Marin, Marin Agricultural Land Trust, UC Cooperative Extension, West Marin Community Services, local ranchers and ranch workers to address the needs of agricultural worker housing. The Collaborative is currently working on a comprehensive study to understand the scope and needs for agricultural worker housing.

In 2021, the Nicasio site was evaluated for inclusion in the County's Housing Element. Staff participated in a revitalization and expansion of the Agricultural Worker Housing Collaborative to be more inclusive of workers and their families.

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

Objective. Reduce discrimination.

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

Status. (Complete, on-going.) In 2020 the County Board of Supervisors approved the Analysis of Impediments to Fair Housing Choice (AI), a comprehensive analysis of policies and barriers to Affirmatively Furthering Fair Housing (AFFH). With more than 1,400 interviews with individual residents and employees, staff developed a rigorous inventory and understanding of barriers to housing opportunity. Staff engaged with residents, community groups, nonprofits, youth and County employees to develop a more comprehensive understanding of housing

challenges in Marin and to hear recommendations for addressing those housing challenges. Beginning in 2020, staff began participating in community conversations regarding the development of a Community Land Trust in Marin City, Marin's historically African American community.

All of the housing providers who receive CDBG, HOME and Housing Trust dollars from the County must provide an Affirmative Marketing Plan, please see Program 2.h.

Program. 2.l - Deter housing discrimination.

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

Schedule. On-going.

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

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

Program. 2.m - Implement the Inclusionary Housing Policy.

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

Schedule. On-going.

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

In response to the Governor's approval of AB 1505, which renewed the County's authority to extend its inclusionary zoning policy to rental housing units, The Board adopted an amendment to its Development Code to renew that application of its inclusionary zoning policy to the rental housing development projects.

The County is working with other Marin Cities and Towns on updating our inclusionary programs, to ensure each jurisdiction has an inclusionary policy, provide more consistency across jurisdictions and to insure that our policies are aligned with best practices and current market conditions. Partner jurisdictions expect to adopt new policies by June 30, 2022.

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

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

Schedule. On-going.

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

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

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

Schedule. On-going as needed.

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

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

Objective. Reduce constraints for affordable and special needs developments.

Schedule. 2015.

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

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

Objective. Preserve affordable housing opportunities.

Schedule. 2015.

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

Also see response to program 2.1, "deter housing discrimination."

Program. 2.r - Encourage first time homebuyer programs.

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

Schedule. On-going.

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

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

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

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

Schedule. On-going.

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

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

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

Schedule. On-going.

Status. (Complete, on-going.) The Marin Housing Authority (MHA) Rehabilitation Loan program was allocated \$231,000 in CDBG funds to support the provision of approximately 14 loans to low-, very-low-, and extremely-low-income homeowners in 2021. MHA staff routinely refer recipients of rehabilitation loans to the Green and Healthy Homes Initiative-Marín (GHHI), a collaborative consortium of service providers in Marin that provide housing health and sustainability interventions – including subsidies and rebate programs – for low-income residents.

Program. 2.u - Monitor rental housing stock.

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

Schedule. On-going.

Status. (Complete, on-going.) Starting in 2019, landlords must report rents and general occupancy information for all rental properties subject to the Just Cause for Eviction ordinance. The County has begun to analyze this information for use in future work.

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

opportunities for acquisition and preservation of naturally-occurring, affordable units.

The County Development Code prohibits conversion of multi-family rental units into condominium conversion unless the vacancy rate exceeds 5% and the change does not reduce the ratio of multi-family rental units to less than 25% of the total number of dwelling units in the County.

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

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

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

Schedule. 2018.

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

In the fall of 2019, the Board of Supervisors of the County of Marin unanimously authorized staff to enter into a purchase agreement for the Coast Guard property with the federal government. The agreement includes language that restricts the use of the 32-acre site to public benefit, which includes a conversion to affordable housing. A developer was selected for the project in April 2020.

In 2021, \$4,755,160, was allocated for the creation and preservation of 75 units of affordable housing, including the above-mentioned Coast Guard property. In addition, the Measure W Community Housing Working Group prioritized \$75,000 in Measure W funds to support a housing needs study.

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

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

Schedule. 2017.

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

Program. 3.b - Advance organizational effectiveness.

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

Schedule. On-going.

Status. (Complete, on-going.) Staff continues to coordinate with other agencies, divisions, and departments as is appropriate to support the accomplishment of intersectional programs and goals. Most notably in 2021, Housing and Federal Grants Division staff collaborated on housing issues with CDA’s Building and Safety, Code Enforcement, Current Planning, Environmental Health Services, Long-Range Planning, and Sustainability divisions, Marin County Department of Finance, Marin County Information Services and Technology, Marin County Department of Public Works, Marin County District Attorney’s Consumer Mediation Program, Marin County Health and Human Services, Marin County Fire Department, the Marin Housing Authority, and the Transportation Authority of Marin. Additionally, in 2021, Staff participated, and continues to participate, in a coordinated outreach team across divisions within the County’s Community Development Agency. Staff also provided technical support to the Town of Corte Madera, Town of Fairfax, the City of Larkspur, the City of Mill Valley, the City of Novato, the Town of Ross, the Town of San Anselmo, the City of San Rafael, the City of Sausalito, the Town of Tiburon. Also see response to program 3.f., “promote countywide collaboration on housing issues.”

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

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

Schedule. On-going.

Status. (Complete, on-going.) Staff regularly give presentations to community groups and conferences on affordable and fair housing issues. The list of community groups and events that sponsored presentations in 2021 include CDBG/HOME Countywide Priority Setting Committee meetings and Planning Area meetings in Novato and San Rafael, Community Advisory Group for the Analysis of Impediments to Fair Housing Choice, Housing & Transportation-Commission on Aging Committee, ISOJI Marin City, Community Development Agency of Marin County, Marin Community Health Implementation Strategy Meeting, Measure W Working Group, Inclusionary Housing Program workshops for market-rate and affordable developers, Marin Conservation League, Marin County Design Review Boards (Strawberry, Kentfield and Tamalpais Valley), Housing Element stakeholder group meetings, and Housing Element community workshops tailored to specific communities. In 2021, Staff also launched “Community Conversation” meetings with a year-long commitment in the communities of Marin City and Santa Venetia.

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

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

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

Schedule. On-going.

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

Program. 3.e - Coordinate with other agencies.

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

Schedule. On-going as projects are proposed.

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

Program. 3.f - Promote countywide collaboration on housing.

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

Schedule. On-going.

Status. (Complete, on-going) Staff work with all towns and cities in Marin through the CDBG Priority Setting Committee (PSC) to fund affordable housing and ensure that jurisdictions affirmatively further fair housing. In 2021, Staff continued to convene a countywide working group of planners to encourage interjurisdictional collaboration on housing issues and solutions, with a specific focus on responding to 2017 State housing Package. The working group established common goals and coordinated on housing legislation, planning, production, and preservation of existing affordability. The working group applied jointly for SB2 planning grants in the summer and fall of 2019 and have started to collaborate on these grant projects including Objective Design and Development Standards, an ADU Workbook and Website, and Inclusionary housing program updates. The group received funds from ABAG to work collaboratively on shared Housing Element deliverables including translation dollars, Affirmatively Furthering Fair Housing products, and a countywide website.

Program. 3.g - Preserve existing housing stock.

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

Schedule. 2015 and on-going.

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

Program. 3.h - Monitor inclusionary housing programs.

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

Schedule. On-going.

Status. (Complete, on-going.) Housing and Federal Grants staff monitor Planning and Building applications on a weekly basis to ensure the appropriate application of inclusionary zoning policies. The County adjusts its Affordable Housing Impact, In-Lieu Housing, and Rental Housing Impact fees annually based on the higher of either the Consumer Price Index (CPI) for Shelter for the Construction Cost Index (CCI) published by the Engineering-News Record. The County's Jobs/Housing Linkage Fees for Residential Care Facilities and Skilled Nursing Facilities are likewise updated. During calendar year 2021, the Marin Affordable Housing Trust fund collected \$712,591 in impact, inclusionary, and jobs/housing linkage fees.

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

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

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

Schedule. On-going.

Status. (Complete, on-going.) The County submitted its 2020 Annual Progress Report to the California Department of Housing and Community Development and the Office and Planning and Research in advance of the filing deadline.

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

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

Schedule. On-going.

Status. (Complete, on-going.) Housing and Federal Grants Division staff participated in community workshops and training sessions related to federal and HUD budget proposals and appropriations, HUD COVID-19 response workshops, cultural intelligence and competency, Fair Housing, HOME, reasonable accommodation and accessibility, tenant protection policies, 2021 state housing legislation, the National Environmental Protection Act, the California Environmental Quality Act, the California Building Code, disaster housing recovery for vulnerable populations, affordable housing preservation, Inclusionary Zoning, energy efficiency and housing, permanent housing models in rural communities, urban design, and farmworker housing, and Marin Policy briefings. In addition, the Division hosted an affirmative marketing training with Fair Housing Advocates of Northern California for over 50 nonprofit service and housing providers \. Staff also attended community engagement technical workshops and AB 686 webinars hosted by ABAG.

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

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

Schedule. On-going.

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

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

Objective. Pursue and leverage funding for affordable housing.

Schedule. Annually and on-going.

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

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

Objective. Pursue and collect funding for affordable housing.

Schedule. Annually and on-going.

Status. (Complete, on-going). In 2021, the Marin Affordable Housing Trust Fund collected \$712,591 in Affordable Housing Impact, In-Lieu Housing, Rental Housing Impact, and Jobs/Housing Linkage fees. The Federal Grants program allocated \$2,083,446 in CDBG and HOME funds to the acquisition, preservation and rehabilitation of affordable housing. The County contracted with MHA in an amount not to exceed \$450,000, for a two-year continuation of the Landlord Partnership Program through 2023.

The County allocated \$969,885 in General Fund dollars for rapid rehousing and permanent supportive housing programs for individuals and families experiencing homelessness, and \$850,317 in General Fund dollars for the renovation of one Project Homekey property. The Department of Health and Human Services also secured \$4,948,532 in Continuum of Care funding, \$94,295 in annual Emergency Solutions Grants and \$3,401,100 in Emergency Solutions Grants—Coronavirus for rapid rehousing, \$1,644,182 in CalWORKS Housing Support Program rapid rehousing funding, \$432,000 in Enterprise Grant Award funding to support operations at one Homekey permanent supportive housing project, \$7,657,998 in No Place Like Home funding to support renovation and operations at one Homekey permanent supportive housing project, and \$1,092,201 in HHAP Round 2 funds for housing-based case management to be paired with vouchers and permanent supportive housing renovations. The County also collaborated with Marin Housing Authority for the distribution of 117 Emergency Housing Vouchers (EHVs), primarily to people experiencing chronic homelessness, and is currently the #5 PHA in the state for EHV utilization.

\$556,792 of Measure W Transient Occupancy Tax was collected in fiscal year 2019/20. This revenue is earmarked to support the creation of affordable housing opportunities in West Marin.

In 2020, the County received \$725,571 in State Permanent Local Housing Allocation (PLHA) funds, that were matched with local County Affordable Housing Fund (“Housing Trust”) dollars to support three affordable housing

projects consisting of rental multifamily housing and permanent supportive housing for veterans experiencing homelessness.

Program. 3.n - Coordinate among project funders.

Objective. Serve as a coordinator among local funders.

Schedule. On-going.

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

Program. 3.o - Utilize Federal Grants Division funding.

Objective. Pursue and leverage funding for affordable housing.

Schedule. Annually and on-going.

Status. (Complete, on-going.) In 2021, the County allocated \$3,682,030 in HOME, CDBG, County Affordable Housing Trust Fund, PLHA, and Measure W loan and grant dollars to non-profit housing developers and other community serving organizations.

Jurisdiction	Main County Unincorporated	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

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

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

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	in County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	10
Low	Deed Restricted	0
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		39
Total Units		60

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	13	18	37
2 to 4	0	0	0
5+	9	0	0
ADU	51	39	34
MH	0	3	2
Total	73	60	73

Housing Applications Summary	
Total Housing Applications Submitted:	193
Number of Proposed Units in All Applications Received:	193
Total Housing Units Approved:	79
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Marin County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)

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

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

Total Award Amount	\$	300,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Task 1a: Community Survey	\$10,000.00	\$0.00	In Progress	Local General Fund	
Task 1b: Stakeholder Committee	\$20,000.00	\$0.00	In Progress	Local General Fund	
Task 1c: Focus Groups	\$10,000.00	\$0.00	In Progress	Local General Fund	
Task 1d: Community Meetings	\$20,000.00	\$0.00	In Progress	Local General Fund	
Task 2a: Assess Existing Site Inventory	\$5,000.00	\$0.00	In Progress	Local General Fund	
Task 2b: Explore New Sites	\$20,000.00	\$0.00	In Progress	Local General Fund	
Task 2c: Create Draft Site Inventory	\$20,000.00	\$0.00	In Progress	Local General Fund	
Task 2d: Create Final Site Inventory	\$5,000.00	\$0.00	In Progress	Local General Fund	
Task 3a: Project Description	\$25,000.00	\$0.00	In Progress	Local General Fund	
Task 3b: Environmental Checklist	\$50,000.00	\$0.00	In Progress	Local General Fund	
Task 3c: Draft Environmental Review	\$75,000.00	\$0.00	In Progress	Local General Fund	
Task 3d: Final Environmental Review	\$40,000.00	\$0.00	In Progress	Local General Fund	

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	9
	Non-Deed Restricted	0
Low	Deed Restricted	0

Low	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		64
Total Units		73

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	10
Low	Deed Restricted	0
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		39
Total Units		60

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	1
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		62
Total Units		73