

Jurisdiction	Miami County - Unincorporated	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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 Bc Applic		
1					2	3	4	5							6	7	8	9	10	
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (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)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	0	0	
	048-232-62	1243 Lattie Ln		P3012	ADU	R	1/7/2021							1	1	1		No	No	
	200-271-12	425 Durant Way		P3014	ADU	R	1/8/2021							1	1	1		No	No	
	075-271-01	350 Evergreen Drive		P3015	ADU	R	1/11/2021							1	1	1		No	No	
	195-065-13	8 Jose Patio		P3017	ADU	R	1/11/2021						1		1	1		No	No	
	043-420-07	74 Vista del Sol		P3024	ADU	R	1/20/2021							1	1	1		No	No	
	052-100-02	531 Tennessee Yellow Rd		P3026	ADU	R	1/22/2021							1	1	1		No	No	
	112-031-08	113 Camino del Mar		P3053	ADU	R	2/17/2021		1						1	1		No	No	
	195-090-43	43 Dipsea Rd		P3054	ADU	R	2/17/2021						1		1	1		No	No	
	146-230-79	200 Pacheco Ave		P3065	ADU	R	2/26/2021		1						1	1		No	No	
	071-152-48	121 Terrace Ave		P3076	ADU	R	3/16/2021							1	1	1		No	No	
	050-152-02	388 Pinehill Rd		P3079	ADU	R	3/17/2021							1	1	1		No	No	
	195-320-22	297 Seadrift Rd		P3083	ADU	R	3/19/2021							1	1	1		No	No	
	075-052-51	33 Rancheria Rd		P3085	ADU	R	3/19/2021							1	1	1		No	No	
	164-630-06	23 Westgate Drive		P3097	ADU	R	3/29/2021							1	1	1		No	No	
	023-013-07	43 Greenbrae Boardwalk		P3099	ADU	R	3/30/2021							1	1	1		No	No	
	195-320-04	310 Seadrift Rd		P3103	ADU	R	3/31/2021							1	1	1		No	No	
	174-070-63	47 Manor View		P3123	ADU	R	4/9/2021				1				1	1		No	No	
	186-121-30	Point San Pedro Rd		P3127	ADU	R	4/12/2021							1	1	1		No	No	
	164-280-43	10 Maoli Drive		P3129	ADU	R	4/13/2021							1	1	1		No	No	
	191-251-20	95 Nymph Rd		P3132	ADU	R	4/15/2021				1				1	1		No	No	
	193-142-07	49 Terrace Ave		P3157	ADU	R	5/12/2021				1				1	1		No	No	
	143-360-22	435 School Rd		P3156	ADU	R	5/12/2021							1	1	1		No	No	
	172-121-01	51 Castle Rock Ave		P3169	ADU	R	5/20/2021							1	1	1		No	No	
	043-171-11	227 Richardson		P3174	ADU	R	5/21/2021							1	1	1		No	No	
	075-052-46	21 Rancheria Rd		P3189	ADU	R	6/7/2021							1	1	1		No	No	
														0						
	038-032-14	5030 Paradise Drive		P3210	ADU	R	6/25/2021							1	1	1		No	No	
	048-233-44	69 Skyline Terrace		P3214	ADU	R	6/28/2021							1	1	1		No	No	
	164-621-08	71 Creekside Drive		P3215	ADU	R	6/29/2021							1	1	1		No	No	
	038-214-03	144 Jamaica St		P3218	ADU	R	6/30/2021							1	1	1		No	No	
	143-411-13	15/19 Sutton Ln		P3220	ADU	R	7/1/2021							1	1	1		No	No	
	176-260-72	73 W Oak Knoll Dr		P3223	ADU	R	7/7/2021							1	1	1		No	No	
	043-103-13	163 Great Circle Drive		P3227	ADU	R	7/7/2021							1	1	1		No	No	
	074-181-08	106 Diablo Drive		P3231	ADU	R	7/12/2021							1	1	1		No	No	

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Address	APN	Unit Type	Category	Phase	Start Date	End Date	Units	Notes	Other	Demolished	Actual	Target	Notes
071-111-30	63 Oakview Dr. Apt 60	ADU	R				1	5/28/2021			1	1	See notes
074-082-43	238 Hibiscus	ADU	R				1	7/28/2021			1	1	See notes
11221970	53 Corte Dorado	ADU	R				1	4/28/2021			1	1	See notes
050-051-16	120 Peabody Ave.	SFD	O				1	2/22/2021		1	0	0	Demolished
189-201-03	69 Starbuck Ct (aka 71)	ADU	R				1	4/26/2021			1	1	See notes
050-050-05	307 S Morning Sun Ave.	ADU	R				1	2/18/2021			1	1	See notes
014-252-01	226 Woodland Rd (aka 228)	ADU	R				1	12/10/2021			1	1	See notes
186-020-37	70 Fox Dr	ADU	R				1	11/4/2021			1	1	
075-271-01	300 Evergreen Drive	P0015	ADU	R			1	2/22/2021			1	1	
200-271-12	425 Ocean Way	P0014	ADU	R			1	3/31/2021			1	1	
050-222-02	1281 Santa Fe	P0012	ADU	R			1	4/20/2021			1	1	
193-061-03	31 Wharf Rd	70154	5+	R		9	4/12/2021				9	9	
043-420-07	74 Vista del Sol	P0020	ADU	R			1	4/21/2021			1	1	
186-220-79	300 Pacheco Ave	P0005	ADU	R			1	4/28/2021			1	1	
071-120-08	121 Terrace Ave	P0008	ADU	R			1	5/12/2021			1	1	
186-055-13	8 Jose Pardo	P0017	ADU	R			1	5/13/2021			1	1	
186-055-43	43 Terrace Ave	P0004	ADU	R			1	5/17/2021			1	1	
110-141-13	Vision Rd	P0100	SFD	O			1	5/27/2021			1	1	
050-150-02	288 Fremont Rd	P0075	ADU	R			1	5/12/2021			1	1	
110-252-02	1 Leona Way	P0101	ADU	R			1	6/1/2021			1	1	
186-011-05	328 Bennett Rd	P0086	SFD	O			1	6/23/2021			1	1	
075-052-01	33 Rancocas Rd	P0085	ADU	R			1	6/24/2021			1	1	
110-031-00	116 Carmine Hill	P0050	ADU	R			1	6/25/2021			1	1	
043-171-11	221 Rockaway	P0174	ADU	R			1	7/20/2021			1	1	
174-070-03	47 Moore View	P0123	ADU	R			1	7/26/2021			1	1	
170-121-01	81 Castle Rock Ave	P0186	ADU	R			1	7/12/2021			1	1	
186-220-22	187 Southport Rd	P0063	ADU	R			1	7/15/2021			1	1	
046-054-10	40 Marquette Rd	P0039	SFD	O			1	7/16/2021			1	1	
186-220-04	210 Southport Rd	P0120	ADU	R			1	8/12/2021			1	1	
184-021-08	71 Creekside Drive	P0015	ADU	R			1	8/12/2021			1	1	
176-260-72	73 W Oak Knoll Dr	P0022	ADU	R			1	8/10/2021			1	1	
180-041-39	Raymond Dr	P0044	SFD	O			1	8/11/2021		2	0	0	Demolished
140-411-13	1619 Redwood	P0026	ADU	R			1	8/23/2021			1	1	
184-180-13	2240 State Route	P0119	SFD	O			1	8/23/2021			1	1	
043-103-13	163 Great Circle Drive	P0027	ADU	R			1	8/30/2021			1	1	
023-013-07	43 Greenbrae Boulevard	P0089	ADU	R			1	10/10/2021			1	1	
084-274-03	141 Jamaica St	P0118	ADU	R			1	10/7/2021			1	1	
186-260-43	71 Hill Street	P0128	ADU	R			1	11/16/2021			1	1	
048-081-14	308 N Fairview Ave	P0084	ADU	R			1	11/16/2021			1	1	
180-001-32	440 Birch Rd	P0066	ADU	R			1	12/22/2021			1	1	
121-270-28	40 Laurel Canyon Rd	P0050	ADU	R			1	12/9/2021			1	1	
074-181-08	108 Dublin Drive	P0031	ADU	R			1	10/10/2021			1	1	
186-121-07	280 Redwood Ave	P0126	SFD	O			1	12/16/2021			1	1	
074-222-01	25 Acorn Way	P0080	ADU	R			1	12/20/2021			1	1	
020-062-01	27 Shaw Rd	P0037	ADU	R			1	12/22/2021			1	1	
140-360-02	420 Spruce Rd	P0106	ADU	R			1	12/27/2021			1	1	
177-122-23	706 Fawn Ct	88778	ADU	R			1				1	1	
070-144-07	37 Station Ave	87880	ADU	R			1	1/12/2021			1	1	
186-220-37	70 Oak Dr	89000	SFD	O			1	1/14/2021			1	1	
177-111-43	178 Deer Hollow Rd	87816	ADU	R			1	3/20/2021			1	1	
178-191-04	106 Los Ranchitos Rd	87971	ADU	R			1	2/16/2021			1	1	
140-200-23	80 Bridge Rd	88203	SFD	O			1	3/30/2021			1	1	
184-170-14	2007 Oak Hills	88008	ADU	R			1	4/10/2021			1	1	
110-122-15	41 Endless Ct	89000	ADU	R			1	4/28/2021			1	1	
020-001-26	311 Shoreline Way	88112	ADU	R			1	5/28/2021			1	1	
186-220-22	481 Woodside Ave	88071	ADU	R			1	6/25/2021			1	1	
074-112-09	110 Mountain Ave	87865	ADU	R			1	7/15/2021			1	1	
176-260-11	171 Oak Knoll Dr	88105	SFD	O			1	8/10/2021			1	1	Demolished
068-152-12	1100 Woodson Ave	88021	ADU	R			1	8/7/2021			1	1	
186-011-10	161 Woodside Ave	88000	ADU	R			1	8/12/2021			1	1	
121-300-09	13 Woodside Ct	88047	ADU	R			1	10/4/2021			1	1	Demolished
074-022-02	110 Mountain Ave	88000	ADU	R			1	11/12/2021			1	1	
018-021-49	85 Parkway Dr	88049	ADU	R			1	11/20/2021			1	1	
186-260-08	421 Country Rd	88040	SFD	O			1	11/22/2021			1	1	
018-041-05	80 Marquette Rd	88031	ADU	R			1	12/17/2021			1	1	
121-160-37	2070 Napa Valley Road	147315	SFD	O			1	3/5/2021			1	1	Demolished
180-072-02	12 Diana Brooks Road	167467	ADU	R			1	3/22/2021			1	1	See notes
106-120-08	1280 Chimes Valley Rd (previously 236)	167631	MH	O			1	3/11/2021			1	1	
901-030-05	5 Main Dock	167688	MH	O			1	4/22/2021			1	1	Demolished
191-261-25	45 Nymph Rd	167716	ADU	R			1	4/7/2021			1	1	See notes
018-011-41	185 Parkway Dr	168179	SFD	O			1	5/7/2021			1	1	
020-080-02	150 Fawn Dr	168248	ADU	R			1	5/24/2021			1	1	
030-280-02	55 Plaza Dr	168248	SFD	O			1	5/24/2021			1	1	Demolished
018-011-09	7 Doris Avenue	168250	SFD	O			1	5/25/2021			1	1	Demolished
050-172-03	26 Eureka Street	168307	ADU	R			1	5/27/2021			1	1	

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Parcel ID	Address	APN	Use	Category	Count	Start Date	End Date	Notes	Actual	Target	Percentage	Comments
051-094-05	174 Lander Ln (444) Highway 99	188960	ADU	R	1	9/4/2021			1	1	100%	
195-031-09	182 Sycamore Rd	188490	SFD	O	1	8/10/2021			1	1	100%	
151-135-35	388 Laurel Ave (Whe 300)	188779	ADU	R	1	7/9/2021			1	1	100%	
195-031-17	238 Sycamore Rd	188780	SFD	O	1	7/9/2021			1	1	100%	
198-002-06	164 Bayview Dr	188873	ADU	R	1	7/20/2021			1	1	100%	
100-031-02	403 Cooness Dr	188875	SFD	O	1	8/3/2021			1	1	100%	
048-171-18	303 Dawn Ct	188963	ADU	R	1	8/4/2021			1	1	100%	
048-161-16	399 Main Ave & 395A	189065	ADU	R	1	8/10/2021			1	1	100%	
047-022-07	205 Hawthorne Avenue AKA #205A	189065	ADU	R	1	8/12/2021			1	1	100%	
048-228-02	809 Smith Rd Aka B11	189207	ADU	R	1	8/26/2021			1	1	100%	
195-265-11	456 Calle Alacran	189207	ADU	R	1	8/2/2021			1	1	100%	
172-201-08	1 Maple Rd	189278	ADU	R	1	8/12/2021			1	1	100%	
172-201-06	2 Maple Rd	189278	SFD	O	1	8/12/2021			1	1	100%	
073-291-13	100 Rock Rd (S)	189559	ADU	R	1	8/9/2021			1	1	100%	
018-093-03	111 Orange St (Whe 110)	189675	ADU	R	1	10/18/2021			1	1	100%	
014-171-32	9 Port San Pedro Road	189742	ADU	R	1	10/06/2021			1	1	100%	
043-385-02	23 Viawaterly Dr	189862	ADU	R	1	11/8/2021			1	1	100%	
044-892-14	16 Eagle Rock Road	189891	ADU	R	1	11/24/2021			1	1	100%	
048-105-20	870 General Road	189929	ADU	R	1	1/5/2021			1	1	100%	
048-101-01	420 Main Avenue	189932	SFD	O	1	1/10/2021			1	1	100%	
180-102-41	210 Grove Road	189931	SFD	O	1	1/10/2021			1	1	100%	
071-201-08	30 Wood Circle	189973	SFD	O	1	1/27/2021			1	1	100%	
157-940-21	120 Oak Cir Lagoon AKA 122	189915	ADU	R	1	2/9/2021			1	1	100%	
195-020-18	262 South B Road	189930	SFD	O	1	2/23/2021			1	1	100%	
048-026-01	329 Melissa Avenue	189969	SFD	O	1	2/24/2021			1	1	100%	
071-142-06	14 Terrace Avenue	189938	SFD	O	1	3/8/2021			1	1	100%	
070-020-13	100 Rock Road	189716	SFD	O	1	4/2/2021			1	1	100%	
063-130-19	823 Drake Ave	189933	ADU	R	1	4/19/2021			1	1	100%	
048-081-32	51 Laurel Avenue E 20	189987	ADU	R	1	4/14/2021			1	1	100%	
018-002-03	105 Oak Valley Ave	189974	ADU	R	1	4/19/2021			1	1	100%	
180-031-16	9 Silver Oaks Court	184414	SFD	O	1	4/26/2021			1	1	100%	
157-135-35	390 Laurel Avenue	189936	SFD	O	1	5/11/2021			1	1	100%	
048-120-13	880 Laurel Ave	189935	SFD	O	1	5/18/2021			1	1	100%	
178-322-04	43 Oak Valley Ln	189725	SFD	O	1	5/21/2021			1	1	100%	
061-120-30	18 Terrace Court	189964	ADU	R	1	5/24/2021			1	1	100%	
104-113-07	383 Quailwood Dr	189817	SFD	O	1	5/26/2021			1	1	100%	
180-112-04	180 Cooness Dr	189953	SFD	O	1	5/25/2021			1	1	100%	
051-181-29	214 Beryl Street	189118	SFD	O	1	6/25/2021			1	1	100%	
148-030-05	405 Cragg Lane	189990	SFD	O	1	7/12/2021			1	1	100%	
189-022-04	8 Moreau Ave	189786	ADU	R	1	7/28/2021			1	1	100%	
148-040-06	460 Indian Springs Rd	187992	ADU	R	1	8/2/2021			1	1	100%	
048-132-02	15 Morning Sun Avenue	189274	ADU	R	1	8/12/2021			1	1	100%	
075-031-10	125 S Ridgeview Rd A	188825	ADU	R	1	8/17/2021			1	1	100%	
119-062-39	42 Cypress Road 100A	183192	SFD	O	1	8/24/2021			1	1	100%	
160-072-03	Empire (Whe 1000)	187246	ADU	R	1	8/25/2021			1	1	100%	
180-171-29	800 Upper Road	189388	SFD	O	1	8/27/2021			1	1	100%	
180-001-09	270 Orange Drive	189513	SFD	O	1	8/2/2021			1	1	100%	
179-042-24	5 Oak Ridge Road (Whe 40)	183333	ADU	R	1	8/15/2021			1	1	100%	
023-131-26	22 Lucky Drive (Whe 40)	181040	ADU	R	1	9/20/2021			1	1	100%	
164-152-07	2725 Hawthorne Dr	189816	ADU	R	1	10/5/2021			1	1	100%	
178-012-12	5 Linda Ave (Whe 40)	188204	ADU	R	1	10/21/2021			1	1	100%	
10212001	21 South 40 Dock	184643	BA	O	1	10/26/2021			1	1	100%	

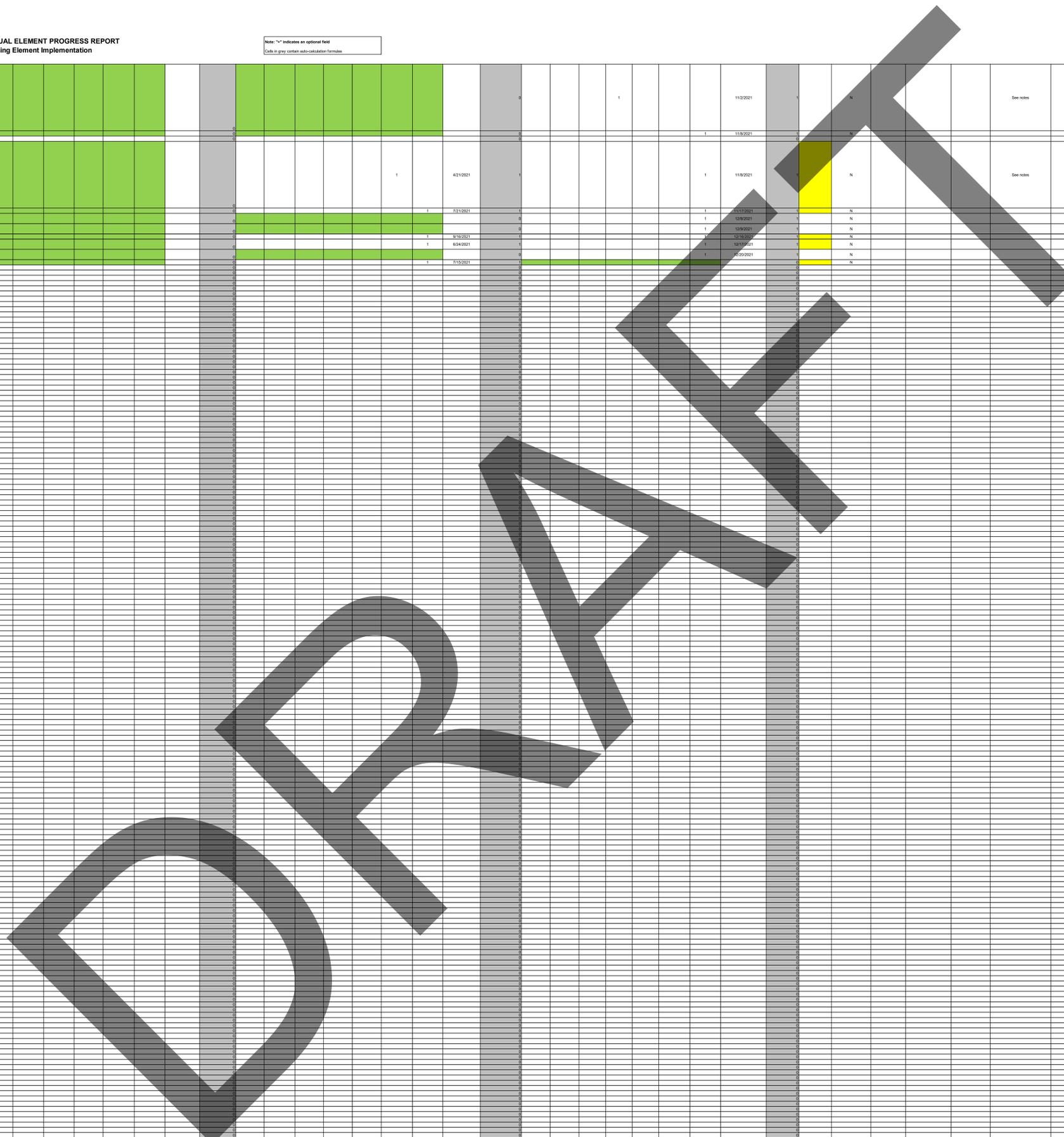
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 Planning Period: 5th Cycle (03/01/2019-03/01/2023)

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APN	Address	Parcel Area (sq. ft.)	Unit Type	Unit Count	Construction Status	Start Date	Completion Date	Notes	Other	Demolished	Other
043-083-09	29 Strawberry Creek Ave. #A	164146	ADU	R			11/2/2021		1		
090-251-05	304 Poplar Street	161179	ADU	R			11/9/2021		1		
172-271-28	143 Carson Rd	167961	ADU	R			4/21/2021		1		
070-172-09	124 Alhambra Dr	158879	ADU	R			7/21/2021		1		
048-082-11	390 N Foothill Avenue	137044	SFD	O			12/8/2021		1	Demolished	0
045-121-26	570 Palomares Hwy	137373	SFD	O			12/9/2021		1	Demolished	0
048-071-37	8 Reed St #A	159255	ADU	R			9/16/2021		1		
12101-002	343 Jan St. Unit 2	159255	ADU	R			8/24/2021		1		
014-112-08	7 Spring Street #A#A	160241	ADU	R			7/15/2021		1		
090-242-12	411 Ash St. A	159252	ADU	R			7/15/2021		1		



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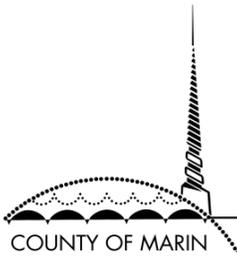
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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability													
Income Level		1 RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	3 Total Units to Date (all years)	4 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
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5 Extremely low-income Need	2015	2016	2017	2018	2019	2020	2021	2022	2023	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		28	-	-	-	-	-	-	-	-	-	-	28

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Data is under review and will be finalized by 3/31/23.



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

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**Table D: 2022 Program Implementation Status
2015 - 2023 Housing Element**

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. (Complete.) The Housing Overlay Designation (HOD) was evaluated during the update of the County's 6th Housing Element cycle. A new HOD has been implemented with Countywide Plan amendments complete in January 2023.

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

Objective. Facilitate the development of affordable housing.

Schedule. 2020.

Status. (Complete.) 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 worked 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 adapted the toolkit to the Marin County Development Code, which was adopted in January 2023.

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.

In 2022, the County issued an RFP for additional ADU technical services and, in 2023, contracted with Hello Housing to create an ADU Technical Assistance program to support property owners interested in developing second units by providing resources on assessment/feasibility, permitting, and design and planning.

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 Codes and Incentives Program, which includes mandatory energy efficiency and electrification measures for both new construction and remodel projects coupled with technical assistance for applicants, and increased access to financial incentives for applicants volunteering to switch out polluting appliances. In late 2022, the Board of Supervisors adopted updated building code standards to improve energy efficiency, indoor air quality, and resource conservation in the new code cycle starting January 1, 2023. The County advanced code standards and began enforcing (i) all-electric requirements for new construction, (ii) stronger energy efficiency and electric readiness for single-unit residential remodels of a certain size, (iii) EV infrastructure installs for both new construction and certain types of remodels, and (iv) re-enforce the County's low carbon concrete ordinance, which was initially adopted in 2019 and postponed due to the economic uncertainty brought on by 2020 COVID pandemic.

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. (Complete). In the 2021 annual code updates and cleanups, changes were made to Sec. 22.24.020 (Density Bonus and Other Incentives Pursuant to State Law) to align it with the State Density Bonus Law.

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 2022 allocation processes for Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), the County Affordable Housing Trust Fund (HTF), Permanent Local Housing Allocation (PLHA), Local Housing Trust Fund (LHTF), and Measure W funding the County dedicated \$18,923,527 to support affordable housing. The County issued \$1,240,529 towards rehabilitation activities supporting 68 units of family housing across four development projects, \$17,000 to support rehabilitation of three senior affordable housing units, and \$60,922 for a residential accessibility modification program; all of which are available to special needs households. The County invested \$2,446,196 to support 134 new units spanning three affordable housing developments, providing permanent supportive housing to people exiting homelessness, veterans, and individuals with special needs. In addition, investments of \$8,008,880 have been made to support 322 new family housing units across five projects, available to special needs households. Further, \$7,150,000 has been invested to support acquisition of 131 units of affordable family housing across three developments, with all units being available to special needs households and four units providing new homeownership opportunities.

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 housing for families when making funding recommendations for HOME and CDBG funds. Additionally, program goals for Permanent Local Housing Allocation (PLHA) funds include family housing, as directed and approved by the Countywide Priority Setting Committee (PSC). In 2022, the County allocated funding for the development, rehabilitation, or acquisition of 444 units of family housing using HTF, CDBG, HOME, PLHA, LHTF, 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. Since 2020, the County Community Development Agency and Health and Human Services have collaboratively secured three Homekey sites and continue exploring additional opportunities. 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.

In 2022, Staff provided funding to three permanent supportive housing projects for people experiencing homelessness, including 40 units in San Rafael, 43 units in

Larkspur, and 50 units in Novato, of which 24 are for veterans experiencing homelessness. Staff work collaboratively with the County's Health and Human Services on Project Homekey and continue exploring additional opportunities.

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. (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 was issued a contract for \$60,922 to continue implementing its Residential Accessibility Modification Program to help keep low-income individuals with disabilities living independently in their own homes. FHANC received a \$65,000 allocation to support its fair housing monitoring and assistance. It intervened on behalf of 27 households requesting reasonable accommodations and succeeded in securing reasonable accommodation concessions in 18 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 work to continuously update the system to enhance user experience and support efforts for quality data collection. In 2022, additional enhancements were

launched, and the registry experienced a 62% increase in registrants from the prior year.

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 of AB 1482 Tenant Protection Act of 2019 and SB 329 Housing Opportunities Act of 2019, Staff developed a specific webpage to share information about local resources and a set of frequently asked questions for both renters and landlords.

Staff continue to work with stakeholders including housing providers, renters, nonprofits and local cities and towns explore anti displacement policies.

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 convene 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. 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, 2023.

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.)

Beginning 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.

The County's support of the Landlord Partnership was continued by Board action in September of 2021 with the approval of a 2-year contract in the amount of \$450,000.

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.) In June 2022 the County issued an RFP for a new provider to administer the County's Rehabilitation Loan program. In December 2022, a \$400,000 contract was executed with Habitat for Humanity Greater San Francisco to establish a program. This allocation of CDBG funds will support the initial program start-up and support the provision of approximately 20 loans to low-

, very-low-, and extremely-low-income homeowners in 2023/24. County staff are currently working with the Marin Housing Authority to sunset their Rehabilitation Loan program and transition loan holders.

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 (see response to program 2.i, “increase tenant protections”).

Housing and Federal Grants Division staff actively work to identify and evaluate opportunities for acquisition and preservation of naturally-occurring, affordable units.

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

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 2022, \$3,919,250, was allocated for the creation and preservation of 87 units of affordable housing, including the above-mentioned Coast Guard property. In addition, the Measure W Community Housing Working Group prioritized

\$100,000 in Measure W funds to support a housing needs study, which has been initiated.

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 and community workshops. To make meetings more accessible to working households, the Board of Supervisors and Staff often holds hearings related to affordable housing in the evening.

In 2021, the Marin County Community Development Agency (CDA) convened a CDA outreach team, including representation from the Housing and Federal Grants Division. This group strategizes effective outreach efforts and hosts monthly/bi-monthly "Community Conversation" meetings with two communities with a history of housing needs, including Marin City and Santa Venetia (led in Spanish with English translation). The Santa Venetia meetings are in partnership with the Venetia Valley K-8 Family Resource Center, which also offers childcare during the meetings. Community partners on areas of interest are invited to speak directly to the community and answer questions. In 2022, a representative from the Marin Housing Authority joined a meeting in Santa Venetia focused on affordable housing and voucher access.

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 2022, Housing and Federal Grants Division staff collaborated on housing issues with CDA's Building and Safety, Code Enforcement, Current Planning, Environmental 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 2022, 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 City of Belvedere, 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. Throughout the 2022 calendar year, Staff engaged with the community on the 6th cycle Housing Element update and promoted tools and workshops to hear community perspective on housing needs, appropriate site selection for housing, and programs and policies.

The list of community groups and events that sponsored presentations in 2022 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), bi-monthly Housing Element stakeholder group meetings, and Housing Element community workshops tailored to specific communities. In 2022, Staff continued “Community Conversation” meetings 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 2023, 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. Additionally, the group is using funds for future Housing Element implementation.

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 2022, the Marin Affordable Housing Trust fund collected \$505,570 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 2021 Annual Progress Report to the California Department of Housing and Community Development and the Office and Planning and Research in advance of the filing deadline.

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

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

Schedule. On-going.

Status. (Complete, on-going.) Housing and Federal Grants Division staff participated in community workshops and training sessions related to federal and HUD budget proposals and appropriations, cultural intelligence and competency, Fair Housing, HOME, HOME-ARP, reasonable accommodation and accessibility, tenant protection policies, 2022 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. Staff attended the APA California Conference that included workshops on outreach, new housing laws, regional collaboration, and Housing Element compliance. Staff participated in the Preservation Next Academy that included training on acquisition, property identification, evaluation, housing preservation development models, and sustainable business planning and financial modeling for affordable housing preservation.

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 2022, the Marin Affordable Housing Trust Fund collected \$505,570 in Affordable Housing Impact, In-Lieu Housing, Rental Housing Impact, and Jobs/Housing Linkage fees. The Federal Grants program allocated \$1,789,855 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 Department of Health and Human Services secured \$4,948,982 in Continuum of Care funding, \$82,289 in annual Emergency Solutions Grants and an additional \$300,000 in Emergency Solutions Grants—Coronavirus for rapid rehousing, \$3,288,364 in CalWORKS Housing Support Program rapid rehousing funding, \$691,507 in Bringing Families Home housing support funding, \$6,000,000 in No Place Like Home funding and \$15,497,200 in Project Homekey funding to create a new permanent supportive housing project, and \$2,991,986 in HHAP Round 3 funds, primarily for permanent housing solutions. HHS also received \$317,236 in Encampment Resolution Funding that is primarily funding housing case management to be paired with vouchers to create new Permanent Supportive Housing.

\$935,294 of Measure W Transient Occupancy Tax was collected in fiscal year 2001/21. This revenue is earmarked to support the creation of affordable housing opportunities in West Marin.

In 2022, the County allocated \$1,071,375 in State Permanent Local Housing Allocation (PLHA) funds and \$3,238,500 in Local Housing Trust Fund (LHTF) funds, both matched with local County Affordable Housing Fund (“Housing Trust”) dollars to support 267 units across six affordable housing projects consisting of rental multifamily housing, ownership housing, and permanent supportive housing, including 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 2022, the County allocated \$19,637,548 in HOME, CDBG, HTF, PLHA, LHTF and Measure W loan and grant dollars to non-profit housing developers and other community serving organizations.

DRAFT

Jurisdiction	Miami County Unincorporated	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

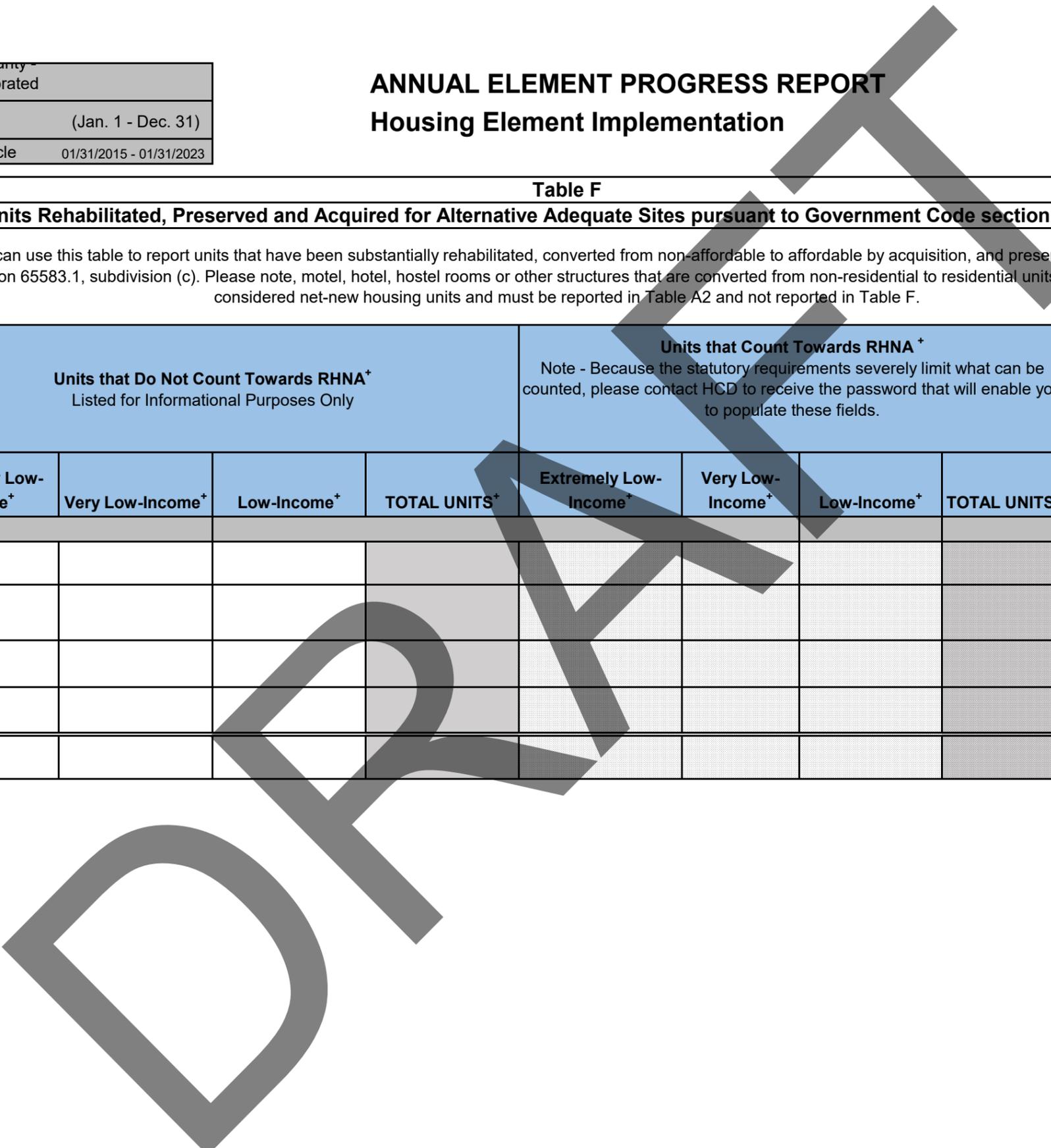
Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

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

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

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD 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 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									



Jurisdiction	in County - Unincorporated	
Reporting Year	2022	(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	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

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	0	0	0
2 to 4	0	0	0
5+	0	0	0
ADU	0	0	0
MH	0	0	0
Total	0	0	0

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

Data is under review and will be finalized by 3/31/23.

Jurisdiction	Iarin County - Unincorporated
Reporting Year	2022 (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	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

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

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

Data is under review and will be finalized by 3/31/23.