

COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Thomas K. Lai
DIRECTOR

March 28, 2023

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

SUBJECT: 2022 Housing Element Annual Progress Report

Dear Board Members:

RECOMMENDATIONS:

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

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

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SUMMARY:

State housing law¹ requires California cities and counties to submit a prescribed Housing Element Annual Progress Report by April 1 of each year. The 2022 Annual Progress Report contains a numeric and narrative review of the County's achievements in implementation of Housing Element programs during calendar year 2022.² This report is a standard procedural requirement and is being submitted to your Board as an informational update; preparation or review of the Annual Progress Report does not constitute an opportunity to amend the Housing Element.

DISCUSSION:

The 2022 Annual Progress Report marks the fourth year of increased reporting requirements. These requirements include:

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

¹ California Government Code §65400(b)(2)

² A comprehensive list of Housing Element programs will be provided in Table D of the 2021 APR and submitted to HCD by April 1.

These requirements are exemplified in tables A2, C, E, F, H and LEAP Reporting of the Annual Progress Report.

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

This Annual Progress Report will be the last for the 2014-2022 RHNA cycle. The next Annual Progress Report reporting on 2023 will be the first report for the Housing Element adopted by the Board of Supervisors on January 24, 2023.

CONCLUSION:

The County is statutorily obligated to annually account for implementation of its Housing Element and achievement of its RHNA. Completion and timely submission of the Annual Progress Report fulfills this obligation. Staff recommend that your Board accept the 2022 Annual Progress Report and direct staff to submit it to HCD and OPR, with authorization to provide such corrections or additional information as HCD may require.

EQUITY IMPACT:

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

FISCAL/STAFFING IMPACT:

None.

REVIEWED BY:

- | | |
|---|---|
| <input type="checkbox"/> Department of Finance | <input checked="" type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Administrator’s Office | <input type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Counsel | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

Respectfully submitted,



Jillian Zeiger
Senior Planner



Leelee Thomas
Deputy Director

Attachments:

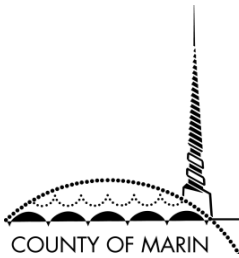
1. Housing Element Progress Report, Table D

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

2. Full 2022 Annual Housing Element Progress Report

The Board letter and all attachments are available online at:

www.marincounty.org/housingelement



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

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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.