

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

Jurisdiction Marin County (unincorporated)
Reporting Period 1/1/2016 - 12/31/2016

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Second Unit Permits, various properties (APNs 192-141-15, 119-101-08, 119-121-14, 033-092-08, 033-083-23, 047-011-03, 075-173-06)	SU	R	1	3	2	1	7	7	None	No	Second Unit Survey**
Agricultural Worker Units (APN 104-130-47)	AG	R	1	0	0	0	1	1	County Housing Trust, USDA 513	Yes	
Houseboat (APNs 980-020-36, 980-020-21)		O	0	2	0	0	2	2	CDBG	Yes	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶			0	20	20	0					
(10) Total by income Table A/A3 ▶▶			2	5	2	21	30	10			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

** 2016 Second units counted per planning permit database by building permits issued. Total permits (7) represent a range of income levels per findings of the 2014 Second Unit Survey. Second unit survey results reflect affordability at 10% VL, 50% L, 30% M, 10% AM.

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity					
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes/Houseboats	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	18	2	0	0	0	20	0

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	55	0	6	1						7	45
	Non-deed restricted		1	1	1						3	
Low	Deed Restricted	32	0	3	2						5	19
	Non-deed restricted		3	3	2						8**	
Moderate	Deed Restricted	37	0	0	0						0	22
	Non-deed restricted		10	3	2						15	
Above Moderate		61	29	23	21						73	-12
Total RHNA by COG. Enter allocation number:		185										
Total Units ▶▶▶			43	39	29						103	74
Remaining Need for RHNA Period ▶▶▶▶▶												

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

**The County may only claim permitted second units for 25% of its total RHNA requirement by income category. Accordingly, only eight of the total nine second units affordable to low-income households permitted between 2014 and 2016 are counted in the category "Total Units to Date (all years)" and only two of the three second units affordable to low-income households are counted towards Year 3 totals.

**Table C
Program Implementation Status**

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Program Number	Name of Program (2015-2023 Housing Element)	Objective	Timeframe in H.E.	Status of Program Implementation
1.a	Establish Minimum Densities on Housing Element Sites	Preserve the development capacity for sites included on the Site Inventory list	2015	Currently implementing.
1.b	Evaluate Multi-family Land Use Designations	Increase capacity for affordable and multi-family housing development; zone lands appropriately; implement Countywide Plan	2016	Not started.
1.c	Evaluate the Housing Overlay Designation	Improve opportunities for multifamily, workforce housing.	2016	Initiated.
1.d	Study Ministerial Review for Affordable Housing	Facilitate the development of affordable housing.	2020	Not started.
1.e	Consider Adjustments to Second Unit Development Standards	Expand and improve housing choice and stock, especially for smaller households and local workforce	2016	Initiated.
1.f	Review and Consider Updating Parking Standards	Increase utilization of land for housing development; seek efficient parking standards based on housing type and location	2016	Initiated.
1.g	Codify Affordable Housing Incentives Identified in the Community Development Element	Implement the CWP; support the development of affordable housing	2016	Partially initiated. Sub program c is complete, (encourage residential and mixed-use development in commercial zones).
1.h	Promote Resource Conservation	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	On-going	Currently implementing.
1.i	Consider Simplifying Review of Residential Development Project in Planned Districts	Consider amending the Dev Code to establish ministerial review in planned zoning districts. Consider allowing Master Plans to establish site criteria for ministerial review	2016	Initiated.
1.j	Consider Adjusting Height Limits for Multi-family Residential Buildings	Consider amending the Dev Code to increase the allowable height for multi-family residential development.	2018	Not started.
1.k	Clarify Applicability of State Density Bonus	Evaluate policies in the CWP and Dev Code and amend as appropriate to ensure consistency with Gov. Code Section 65915	2015	Not started. Scheduled for concurrent implementation with Program 1.c

2.a	Encourage Housing for Special Needs Households	Promote a mix of housing types appropriate to the housing needs of the community, including extremely low income and special needs households	Annually and on-going	Currently implementing.
2.b	Enable Group Residential Care Facilities	Provide regulatory measures to facilitate housing provision and options for all segments of the community, including special needs populations	On-going	Currently implementing.
2.c	Make Provisions for Multi-Family Housing Amenities	Make appropriate considerations for families with children and larger households	On-going	Currently implementing.
2.d	Foster Linkages to Health and Human Services Programs	Respond to special needs through comprehensive services	On-going	Currently implementing.
2.e	Support Efforts to House the Homeless	Respond to homeless needs through comprehensive services	On-going	Currently implementing.
2.f	Engage in a Countywide Effort to Address Homeless Needs	Respond to homeless needs through comprehensive services	On-going	Currently implementing.
2.g	Ensure Reasonable Accommodation	Reduce barriers in housing for individuals with disabilities	2016 and on-going	Currently implementing.
2.h	Require Non-discrimination Clauses	Reduce discrimination	On-going	Currently implementing.
2.i	Increase Tenants Protections	Protect renters from significant rental increases and reduce displacement	2015	Partially initiated. Source of Income Ordinance adopted 11/8/16.
2.j	Promote the Development of Agricultural Worker Units in Agricultural Zones	Provide affordable and accessible, local housing for Agricultural workers	2016	Initiated. LCP under review
2.k	Promote and Ensure Equal Housing Opportunity	Reduce discrimination	On-going and when the AI is updated	Currently implementing. AFFH work plan adopted and initiated
2.l	Deter Housing Discrimination	Demonstrate responsiveness to discrimination complaints; promote the principles of fair housing	On-going	Currently implementing. Fair Housing Source of Income Ordinance adopted 11/8/16
2.m	Implement the Inclusionary Housing Policy	Maximize opportunities for affordable housing, particularly with long-term affordability controls and for households at the deepest levels of affordability	On-going	Currently implementing.
2.n	Apply Long-Term Housing Affordability Controls	Pursue controls which will preserve the affordable housing stock in perpetuity	On-going	Currently implementing.
2.o	Encourage Land Acquisition and Land Banking	Use land efficiently and allocate land for affordable and special needs development	On-going as needed	Currently implementing.
2.p	Expedite Permit Processing of Affordable and Special Needs Housing Projects	Reduce constraints for affordable and special needs developments	2015	Currently implementing.
2.q	Study best practices for Housing Choice voucher acceptance	Preserve affordable housing opportunities	2015	Currently implementing.

2.r	Encourage First Time Homebuyer Programs	Continue to provide housing opportunities to households with low incomes; seek opportunities for expansion and coordination with other assistance programs	On-going	Currently implementing.
2.s	Link Code Enforcement with Public Information Programs	Secure affordable safe housing; improve the safety and quality of existing housing stock	On-going	Currently implementing.
2.t	Assist in Maximizing Use of Rehabilitation Programs	Preserve the existing housing stock through rehabilitation; increase awareness of programs in the community	On-going	Currently implementing.
2.u	Monitor Rental Housing Stock	Preserve the existing stock of rental housing as well as rental housing as a housing choice	On-going	Currently implementing.
2.v	Study Housing Needs and Constraints Specific to West Marin	Consider ways to maximize housing opportunities in West Marin, increase affordable housing options for low and moderate income households.	2018	Not started.
3.a	Consider Methods for Improving County's Outreach with Respect to Affordable Housing	Conduct outreach and education to encourage and facilitate affordable housing.	2017	Currently implementing.
3.b	Advance Organizational Effectiveness	Promote shared resources and coordination towards the achievement of common goals	On-going	Currently implementing.
3.c	Provide and Promote Opportunities for Community Participation in Housing Issues	Foster community support for affordable housing; engage the community in housing issues	On-going	Currently implementing.
3.d	Coordinate with Regional Transportation and Housing Activities	Maximize housing opportunity sites; decrease transportation congestion; participate in regional planning exercises	On-going	Currently implementing.
3.e	Coordinate with Other Agencies	Streamline the development process and reduce constraints to the development of affordable and special needs housing.	On-going as projects are proposed	Currently implementing.
3.f	Promote Countywide Collaboration on Housing	Collaborate with Marin Cities and Towns to address regional planning and housing issues	On-going	Currently implementing.
3.g	Preserve Existing Housing Stock	Offer a range of housing choices and affordability through existing housing stock	2015 and on-going	Currently implementing.
3.h	Monitor Inclusionary Housing Programs	Evaluate the program for ways to increase its effectiveness; collect funding to leverage for affordable housing	On-going	Currently implementing.
3.i	Undertake Housing Element Monitoring, Evaluation and Revisions	Evaluate progress, review accomplishments and modify as needed	On-going	Currently implementing.
3.j	Provide and Participate in Local Affordable Housing Training and Education	Serve as a resource to the community; seek to expand staff knowledge related to affordable housing	On-going	Currently implementing.
3.k	Provide Leadership to the Marin Workforce Housing Trust	Prioritize funding for extremely low income and special needs populations	On-going	Currently implementing.

3.l	Assist with Local Funding for Affordable Housing	Pursue and leverage funding for affordable housing	Annually and on-going	Currently implementing.
3.m	Raise Funds from a Variety of Sources	Pursue and collect funding for affordable housing	Annually and on-going	Currently implementing.
3.n	Coordinate Among Project Funders	Serve as a coordinator among local funders	On-going	Currently implementing.
3.o	Utilize Federal Grants Division Funding	Pursue and leverage funding for affordable housing	Annually and on-going	Currently implementing.

COUNTY OF MARIN ANNUAL HOUSING ELEMENT REPORT 2016

General Comments:

Accomplishments of note:

- Adoption of a Fair Housing Ordinance establishing source of income protections for recipients of third-party rental assistance;
- Establishment of a landlord incentives program to expand rental opportunities for families with housing vouchers and increase the success rate of the Housing Choice Voucher program;
- Collaboration with community partners to secure and deed-restrict as affordable to low- and very-low-income households, eight multi-family units in the unincorporated County, and twenty-seven multi-family units in the jurisdiction of Fairfax; and
- Allocation of one million dollars from the County General Funds for affordable family housing in areas outside qualified census tracts

Programs initiated:

- Investigation of mechanisms to regulate the short-term rental market;
- Commencement of comprehensive amendments to the County Development Code, including ADU and JADU ordinances;
- Re-evaluation of the Housing Overlay Designation (HOD) policy; and
- Reexamination of the County's Reasonable Accommodation policy.