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COUNTY OF MARIN

COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

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March 17, 2015

APPROVED
MAR 17 2015
MARIN COUNTY
BOARD OF SUPERVISORS

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

SUBJECT: 2014 Annual Housing Element Report

Dear Board Members:

RECOMMENDATION:

1) Accept the annual report on the status and progress of the Housing Element
2) Direct staff to submit the annual report to the California State Department of Housing and Community Development (HCD) and the California Office of Planning and Research (OPR)

SUMMARY:

No action other than accepting the annual report and directing staff to submit it to the State is recommended. Government Code Section 65400 (b)(2) requires California cities and counties to provide an annual housing element report to the State by April 1 of each year. This report describes accomplishments and challenges related to achieving implementation of housing programs as defined in the Housing Element. It is not a basis for the Board of Supervisors to make any decisions regarding housing sites or policies in the Housing Element. Table B of the annual report summarizes new residential building permits issued during the 2014 calendar year by income category to measure the County's progress toward meeting the 2014-2022 Regional Housing Needs Allocation for the unincorporated area of Marin. Table C of the report shows the County's progress in the implementation of statutory requirements and programs of the 2007-2014 Housing Element during the 2014 calendar year.

FISCAL IMPACT:

None.

REVIEWED BY:

[ ] Department of Finance [x] N/A
[ ] County Counsel [x] N/A
[ ] Human Resources [x] N/A

Respectfully submitted,

Leelee Thomas
Principal Planner

Alisa Stevenson
Planner

Attachment: 2014 Annual Report on Housing Element Progress

CA-2

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

Jurisdiction Marin County (unincorporated)

Reporting Period 1/1/2014 - 12/31/2014

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			See Instructions	See Instructions	
Second Unit Permits, various properties	SU	R	1	3	1	1	6	6	none	No	2014 Second Unit Survey**
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					9	28	37	13			
(10) Total by income Table A/A3 ► ►			1	3	10	29	43	19			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

** 2014 Second units counted per planning permit database by building permits issued. Total permits (6) 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

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

Jurisdiction Marin County (unincorporated)

Reporting Period 1/1/2014 - 12/31/2014

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 it 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				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(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**	8	0	0	0	1	9	9
No. of Units Permitted for **Above Moderate**	24	0	0	0	4**	28	4

* Note: This field is voluntary

**This reflects 4 houseboat (i.e. floating home) permits

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

Jurisdiction: Marin County (unincorporated)

Reporting Period: 1/1/2014 - 12/31/2014

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		RHNA Allocation by 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										54
	Non-deed restricted		1									1	
Low	Deed Restricted	32	0										29
	Non-deed restricted		3									3	
Moderate	Deed Restricted	37	0										27
	Non-deed restricted		10									10	
Above Moderate		61	29									29	32
Total RHNA by COG. Enter allocation number:		185	43									43	142
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units 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 (2007-2014 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	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
1.b	Conduct a Comprehensive Affordable Housing Sites Inventory	Identify affordable housing sites through long-range planning and foster support of affordable housing through community engagement.	2011	Complete. Implemented May 2011 by Housing Element Task Force and September 2013 through Housing Element update process.
1.c	Establish an Affordable Housing Combined Zoning District	Increase capacity for affordable and multi-family housing development; zone lands appropriately; implement Countywide Plan	2013	Complete. Implemented with 2013 Development Code amendments.
1.d	Streamline the Review of Affordable Housing	Increase development capacity of affordable housing by clarifying permitted density and making the review process more efficient.	2012	Complete. Implemented with 2012 Development Code amendments.
1.e	Study Ministerial Review for Affordable Housing	Facilitate the development of affordable housing.	2014	Pending Implementation. Not yet implemented due to staffing limitations. Carried forward to 2015-2023 Housing Element for implementation in 2020.
1.f	Develop Multi-family Design Guidelines	Streamline the permitting process; promote attractive design	2013	Complete. Implemented in December 2013. BOS adopted on 12/10/13.
1.g	Undertake Adjustments to Second Unit Development Standards	Expand and improve housing choice and stock, especially for smaller households and local workforce	2012	Partially implemented with 2012 and 2013 Development Code changes. Not yet completed due to staffing limitations. Carried forward to 2015-2023 Housing Element with modifications to delete completed subprograms. Scheduled for implementation in 2016.
1.h	Allow Rental of Detached Accessory Structures	Use land efficiently; offer an additional housing choice for small households, low income households and the local workforce	2013	Complete. Implemented with 2012 Development Code amendments.
1.i	Review and Update Parking Standards	Increase utilization of land for housing development; seek efficient parking standards based on housing type and location	2013	Pending Implementation. Not yet implemented due to staffing limitations. Carried forward to 2015-2023 Housing Element for implementation in 2016.
1.j	Zone and Provide Appropriate Standards for SRO Units	Offer financially viable housing options for single individuals	2013	Complete. Implemented with 2013 Development Code amendments.
1.k	Zone and Provide Appropriate Standards for Homeless Shelters	Comply with SB2; provide regulatory measures to meet needs of homeless residents	2012	Complete. Implemented with 2012 Development Code amendments.

1.l	Enable Transitional and Supportive Housing	Provide regulatory measures to facilitate housing provision and options for all segments of the community, including homeless and special needs populations	2012	Complete. Implemented with 2012 Development Code amendments.
1.m	Codify Affordable Housing Incentives Identified in the Community Development Element	Implement the CWP; support the development of affordable housing	2012	Partially implemented with 2012 Development Code amendments. Not yet completed due to staffing limitations. Carried forward to 2015-2023 Housing Element for implementation in 2016.
1.n	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. Carried forward to 2015-2023 Housing Element for on-going implementation.
1.o	Simplify Review of Residential Development Projects in Planned Districts	Consider establishing ministerial review in planned zoning districts. Consider allowing Master Plans to establish site criteria for ministerial review.	2014	Pending Implementation. Not yet implemented due to staffing limitations. Carried forward to 2015-2023 Housing Element for implementation in 2016.
1.p	Adjust Height Limits for Multi-family Residential Buildings	Amend the Dev Code to increase the allowable height for multi-family residential development.	2014	Partially implemented, carried forward to 2015-2023 Housing Element to complete implementation in 2018.
1.q	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	2013	Pending Implementation. Not yet implemented due to need for further study. Carried forward to 2015-2023 Housing Element for implementation in 2015.
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	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
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. Carried forward to 2015-2023 Housing Element for on-going implementation.
2.c	Make Provisions for Family Housing Amenities	Make appropriate considerations for families with children and larger households	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
2.d	Foster Linkages to Health and Human Services Programs	Respond to special needs through comprehensive services	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
2.e	Support Efforts to House the Homeless	Respond to homeless needs through comprehensive services	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
2.f	Engage in a Countywide Effort to Address Homeless Needs	Respond to homeless needs through comprehensive services	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
2.g	Ensure Reasonable Accommodation	Reduce barriers in housing for individuals with disabilities	On-going	Partially implemented with adoption of Reasonable Accommodation Ordinance (December 2013). Carried forward to 2015-2023 Housing Element for further implementation in 2015 and then on-going.
2.h	Require Non-discrimination Clauses	Reduce discrimination	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.

2.i	Modify Development Code to reflect Williamson Act	Facilitate the development and provision of additional agricultural worker housing	2013	Complete. Implemented with 2013 Development Code amendments.
2.j	Promote the Development of Agricultural Worker Units	Provide of affordable and accessible, local housing for Agricultural workers	On-going	Partially implemented with 2012 Development Code amendments and Marin Agricultural Housing Program. Carried forward to 2015-2023 Housing Element for on-going implementation.
2.k	Promote and Ensure Equal Housing Opportunity	Reduce discrimination	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
2.l	Deter Housing Discrimination	Demonstrate responsiveness to discrimination complaints; promote the principles of fair housing	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
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. Carried forward to 2015-2023 Housing Element for on-going implementation.
2.n	Apply Long-Term Housing Affordability Controls	Pursue controls which will preserve the affordable housing stock in perpetuity	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
2.o	Encourage Land Acquisition and Land Banking	Use land efficiently and allocate land for affordable and special needs development	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
2.p	Expedite Permit Processing of Affordable and Special Needs Housing Projects	Reduce constraints for affordable and special needs developments	2011	Limited implementation due to lack of affordable housing developments seeking permits. Carried forward to 2015-2023 Housing Element for implementation in 2015.
2.q	Consider CEQA Expedited Review	Improve the efficiency of the environmental review process in order to streamline the development process and promote development certainty	2014	Complete. Implemented with 2013 Housing Element Supplemental Environmental Impact Report (SEIR).
2.r	Continue First Time Homebuyer Programs	Continue to support housing opportunities to households with low incomes; seek opportunities for expansion and coordination with other assistance programs	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
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. Carried forward to 2015-2023 Housing Element for on-going implementation.
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. Carried forward to 2015-2023 Housing Element for on-going implementation.
2.u	Monitor Rental Housing Stock	Preserve the existing stock of rental housing as well as rental housing as a housing choice. Ridgeway conversion.	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
3.a	Explore Housing at the Civic Center	Explore opportunities for workforce housing within the Civic Center campus. Coordinate with the City of San Rafael.	2012	Complete. Reviewed by Housing Element Task Force and Planning Commission (PC). PC did not recommend.
3.b	Advance Organizational Effectiveness	Promote shared resources and coordination towards the achievement of common goals	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.

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. Carried forward to 2015-2023 Housing Element for on-going implementation.
3.d	Perform Regional Transportation and Housing Activities	Maximize housing opportunity sites; decrease transportation congestion; participate in regional planning exercises	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
3.e	Coordinate with Other Agencies	Streamline the development process and reduce constraints to the development of affordable and special needs housing.	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
3.f	Promote Countywide Collaboration on Housing	Determine housing needs allocation through a local collaborative process	2012	Pending Implementation. Carried forward to 2015-2023 Housing Element for on-going implementation.
3.g	Preserve Existing Housing Stock	Protect existing housing stock	2013	Partially complete. Partially implemented with preservation of Fireside Apartments in 2011 and Forest Knolls Trailer Court in 2014. Carried forward to 2015-2023 Housing Element for further implementation in 2015 and then on-going.
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. Implemented with 2013 Development Code amendments. Carried forward to 2015-2023 Housing Element for on-going implementation.
3.i	Undertake Housing Element Monitoring, Evaluation and Revisions	Evaluate progress, review accomplishments and modify as needed	On-going	Complete. Implemented with certification of 2007-2014 Housing Element in December 2013 and adoption of 2015-2023 Housing Element in December 2014. Carried forward to 2015-2023 Housing Element for on-going implementation.
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. Carried forward to 2015-2023 Housing Element for on-going implementation.
3.k	Update Affordable Housing Trust Fund Operating Procedures	Adopt operating procedures for the Affordable Housing Trust Fund	2009	Complete. Implemented in October 2009 with update of Housing Trust Fund operating procedures. Procedures and application materials posted online.
3.l	Provide Leadership to the Marin Workforce Housing Trust	Prioritize funding for extremely low income and special needs populations	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
3.m	Assist with Local Funding for Affordable Housing	Pursue and leverage funding for affordable housing	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
3.n	Raise Funds from a Variety of Sources	Pursue and collect funding for affordable housing	On-going	Partially implemented with Affordable Housing Impact Fee established by the BOS effective October 2008. Carried forward to 2015-2023 Housing Element for on-going implementation.
3.o	Coordinate Among Project Funders	Serve as a coordinator among local funders	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.
3.p	Utilize Federal Grants Division Funding	Pursue and leverage funding for affordable housing	On-going	Currently implementing. Carried forward to 2015-2023 Housing Element for on-going implementation.

COUNTY OF MARIN ANNUAL HOUSING ELEMENT REPORT 2014
General Comments:

In 2013, the County completed and adopted the 2007-2014 Housing Element and received State certification. In 2014, the County began work on the next Housing Element for planning period 2015-2023. Overall, the County successfully implemented 49 out of a total of 54 programs in the 2007-2014 Housing Element, or 91%. Many key programs were implemented through development code changes and Countywide Plan amendments, including:

- Establishing an Affordable Housing Combined Zoning District
- Allow Rental of Detached Accessory Structures
- Rezone Land to Multi-family Zoning
- Modify Development Code to Reflect Williamson Act
- Promote the Development of Agricultural Workers Units in Agricultural Zones

In addition, the County was successful addressing other key programs, such as:

- Adopted Multi-family Design Guidelines to promote attractive designs and facilitate multi-family housing
- Continued to work with local stakeholders to replace, repair and add additional housing for agricultural worker housing
- Worked with local housing providers to encourage affordable housing development

Programs that were only partially implemented or not yet initiated during the 2007-2014 planning period due to staffing time and resources have been carried forward to the 2015-2023 Housing Element for implementation during the new planning period.