

# Marin County Community Development Agency

Mark J. Riesenfeld, AICP, Director

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DIV. OF HOUSING  
POLICY DEVELOPMENT HCD

September 27, 1995

Ms Carolyn M. Badenhausen, Acting Deputy Director  
Division of Housing Policy Development  
California Department of Housing and Community Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

RE: Annual Report on Housing Element Implementation

Dear Ms. Badenhausen:

Enclosed is a copy of Marin County's annual progress report on Housing Element implementation, which provides documentation of the County's progress in carrying out the policies in the Housing Element and providing sites for housing at all income levels. The annual report was presented to the Board of Supervisors on September 19. The Board accepted the report and directed staff to forward it to the Department of Housing and Community Development.

If you have any questions or would like additional information to facilitate your review of the County's annual progress report on implementing the Housing Element of the Marin Countywide Plan, please contact me at 499-6276.

Sincerely,



Carol C. Williams, AICP  
Assistant Planning Director

Attachment: Annual Progress Report on Housing Element Implementation

# Marin County Community Development Agency

Mark J. Riesenfeld, AICP, Director

September 19, 1995

Board of Supervisors  
County of Marin  
Civic Center  
San Rafael, CA 94903

Re: Annual Progress Report on Housing Element Implementation

Dear Board Members:

State Law requires Planning staff to provide the Board of Supervisors with an annual report on the status of the general plan and progress on its implementation. The portion of this report dealing with the Housing Element must be submitted to the State Department of Housing and Community Development by October 1<sup>st</sup> of each year. This report is intended to summarize efforts to implement the Housing Element policies since the last annual report, presented to the Board on September 20, 1994.

This report focuses on meeting the County's regional fair share of affordable housing units, allocation of in-lieu fees, amendments to Title 22 of the Marin County Code, Second Units and efforts to locate sites for affordable housing developments.

## Regional Fair Share of Low and Very Low Income Housing Units

State legislation enacted in 1980 establishes regional housing needs for persons at all income levels. The County's fair share of the regional housing needs for the period 1988 to 1995 is as follows:

Table A: Regional Fair Share Housing Need  
Unincorporated Marin County 1988-1995

Number of Units	Type of Affordable Unit
157	Very-Low Income Units
124	Low Income Units
163	Moderate Income Units
444	Subtotal Affordable Units
382	Above Moderate Income Units
826	Total Units

The State Legislature has extended the deadline for meeting these goals until 1997. The County has enough land zoned at appropriate densities to provide its fair share of moderate and above moderate income housing sites. Table 5 of the Housing Element (Attachment 1) lists the projects that the County projected for meeting its requirement to provide adequate sites for its regional fair share of low and very low income units. Based on the number of units already constructed and the number of units in projects which have been approved, the County has already met its regional fair share housing goals for low and very low income housing. Table B shows the number of low and very low income units constructed since 1988, followed by a description of the major projects which have received all their land use approvals from the

County but are not yet completed. Since 1988, 73 low and very low income units have been constructed in the unincorporated areas of the County.

Table B: Total Low and Very Low Income Units Constructed in Unincorporated Marin County 1988-Present

Number of Units	Project
10	West Marin Owner Built Low Income Housing
38	Low Income Second Units
25	Very Low Income Second Units
73	Total

**Marin City USA:** The Marin City USA project includes 340 residential units, of which 136 are below market rate (51 very low income, 34 low income and 51 moderate income) units. The highway interchange necessary for the project has already been completed and ground breaking for the project is scheduled for the end of September 1995.

**Rotary Valley Senior Housing:** The Rotary Valley Senior Housing project in Lucas Valley is an 80 unit low income senior project. Approvals for the project were granted in December 1994. All of the units will be affordable to households earning 60% of median income or less. The County has provided funding through the CDBG and HOME programs. In addition, the County received a one-million dollar grant from the Federal government for this project. Tax credit funding is also being used. Demolition of existing structures on the site may take place as soon as December 1995 and ground breaking is scheduled for February 1996.

**Buck Center:** The Buck Center project includes 130 residential units for employees of the research facility. Of those 130 units, at least 100 will be rented at rates affordable to low income families. The project was approved in December 1994 but faces a voter referendum this November. The below market rate units in this project were not identified in the Housing Element and constitute an increase in the projected number of affordable units listed in the Element.

**Braun Court:** The Braun Court project located in Marin City is a 30 unit project which includes 16 units of low income housing. At least 7 of those 16 units will be sold to households earning 65% of area median income. The County has provided substantial resources to this project. The site was sold at a below market rate price by the Redevelopment Agency; the project has received fee waivers and substantial staff assistance with development and financing applications. Construction on the project has begun and the first units will be ready for occupancy by fall 1995.

**In-Lieu Fees**

Activity with the County's in-lieu fund over the past 12 months has centered around two projects. Up to \$500,000 was set aside for the Rotary Valley Senior Housing Project. The County has entered into an agreement with the Marin Housing Authority to use some of the interest generated from the in-lieu fund to provide rental assistance for low income residents of the Palm Lane mobile home park.

**Amendments to Title 22 of the Marin County Code**

In addition to identifying sites for the construction of affordable housing units, the Housing Element calls for revisions to the County's inclusionary requirements and density bonus standards as well as adoption of procedures to carry out the State mandated density bonus (Section 65915 of the Government Code).

On August 22, 1995 the Board of Supervisors adopted these revisions. The County's inclusionary requirement has been increased from 10% to 15% for projects of 10 or more units. The County has

adopted a density bonus program which will grant a 25% density bonus for projects in which all of the units are for low income households or at least half of the units are for very low income households. In addition the County has adopted procedures for carrying out the State mandated density bonus which grants a 25% density bonus for projects in which 20% of the units are for low income households or 10% of the units are for very low income households or 50% of the units are housing for seniors. These revisions will go into effect on September 22, 1995.

**Second Units**

Second units may be developed on single family lots in many areas throughout the unincorporated areas of Marin County. These second units provide an excellent opportunity to create affordable housing without major improvements to road, sewage and water facilities. Furthermore many of these units are rented at prices affordable to low and very low income tenants without any governmental subsidies or restrictions. Planning staff has conducted two rental surveys of approved second units: in June 1990 and in February 1995. Based on responses to the rental survey in June 1990, Planning staff estimated the number of second units and rent levels of second units which would be constructed through the end of 1995. The second survey, in February 1995, enabled Planning staff to check progress of construction of the projected units and rent levels. The Second Unit Annual Report, published in March 1995 and distributed to members of the Board, shows that the County is exceeding the estimates of the number of low and very low income second units to be constructed by end of 1995. The following table is from the 1995 Second Unit Annual Report.

Comparison of Housing Element Estimate  
with Second Unit Surveys

Income Category	<u>Housing Element Estimate</u> Units to be Produced by the end of 1995	<u>Second Unit Surveys</u> Units Constructed by the end of 1994
Very Low Income Units	26	25
Low Income Units	37	38
Total	63	63

The response rate to the County's second unit survey was high, over 70%. Therefore the estimates of the number of second units within each income category have a high degree of reliability. The County has met its goal of 63 low and very low income second units a full year early. If the current rate of second unit development continues, the County will substantially exceed its goals for affordable second units.

**Sites for Affordable Housing Developments**

As part of the implementation of the Housing Element pursuant to Policy H-1.15 and Policy H-1.16, Planning staff is conducting a site search for possible sites for affordable housing. Possible sites include public and privately owned land in both the cities and unincorporated areas as well as surplus public land. Planning staff has contacted planning departments in all incorporated cities in order to form a complete listing of potential sites which could be made available to non-profit housing developers. To date, no sites which appear readily suitable for developing affordable housing have been identified.

**Summary**

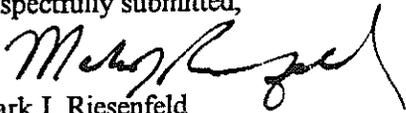
Marin's regional fair share of very low income housing is 157 units and of low income housing is 124 units, for a total of 281 units. From 1988 to the present, 73 low and very low income units have been constructed. Major projects, including Braun Court (16 units), Marin City USA (85 units), Rotary Valley Senior Housing (80 units) and the Buck Center (100 units), account for an additional 281 units of low and very low income housing. All of the major projects are proceeding toward implementation in 1995 and 1996.

By granting all the needed land use approvals for these projects, the County has fulfilled its requirement to provide adequate sites for housing at all income levels. However, in addition to providing the sites, the County has been an active partner in developing low and very low income housing by providing funding, waiving fees, expediting processing of applications, and providing staff to work closely with nonprofit developers. Staff will continue to look for new opportunities for the County to play an active partnership role with non-profit organizations in developing affordable housing.

**Recommendations**

1. Accept the status report on the implementation of the Housing Element of the Countywide Plan and direct staff to forward it to the California Department of Housing and Community Development.

Respectfully submitted,

  
Mark J. Riesenfeld  
Community Development Director

Attachments:

1. Table 5 of the Housing Element showing projected number of Low and Very Low Income units to be constructed by 1995.

Table 5

PROJECTED NUMBER OF LOW AND  
VERY LOW INCOME UNITS CONSTRUCTED  
Unincorporated County, 1988-1995

Income Level	Program	Number of Units
<b>Very Low Income</b>		
	Marin City USA	51
	Development @ 30 units/acre	6
	Second Units	26
	Double Unit Opportunity Program	2
	Ross Creek Apartments	10
	<b>Total Very-Low Income Units</b>	<b>95</b>
	<b>With Identifiable Sites</b>	<b>95</b>
	Section 202 Construction Loan	30
	<b>Total Very-Low Income Units</b>	<b>125</b>
<b>Low Income</b>		
	Marin City USA	34
	Second Units	37
	Braun Court	12
	West Marin (owner-built housing)	10
	Bates Canyon	6
	Bolinas Land Trust	11
	<b>Total Low Income Units with</b>	
	<b>Identifiable Sites</b>	<b>110</b>
Additional Very Low and Low Income Units to be constructed on land to be rezoned for a density of at least 16 units per acre and on land which receives a density bonus (See Program H-1.2e <u>Affordable Multi-Family Housing through Rezoning and</u> <u>Program H-1.1e Amendments to Increase Density Bonus</u> )		
		90
<b>Total Low and Very Low Income Units</b>		<b>325</b>

Source: Marin County Community Development Agency, 1992