MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
ALEX HINDS, DIRECTOR

December 26, 2007

Cathy Creswell
California Department of Housing and Community Development (HCD)
1800 3rd Street, Room 430
Division of Housing Policy
Sacramento, CA 94252-2053

Dear Ms. Creswell:

Enclosed please find the annual housing element progress report for 2007 as approved by The Board of Supervisors of the County of Marin on December 18, 2007. Please feel free to contact me at (415) 499-6697 or through e-mail at lthomas@co.marin.ca.us if you have any questions.

Regards,

Leelee Thomas
Principal Planner - Affordable Housing

HOUSING POLICY
DEVELOPMENT, HCD
JAN 02 2008

3501 CIVIC CENTER DRIVE, ROOM 308 – SAN RAFAEL, CA 94903-4157 – 415-499-6269 – FAX 415-499-7880

MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
ALEX HINDS, DIRECTOR

December 18, 2007

APPROVED
DEC 18 2007
MARIN COUNTY
BOARD OF SUPERVISORS

Board of Supervisors
County of Marin
3501 Civic Center Drive, Room 325
San Rafael, CA 94903

Dear Supervisors:

SUBJECT: Acceptance of annual Housing Element Report.

RECOMMENDED ACTION: 1.) Staff recommends the Board of Supervisors accept the annual report on the status of the State Adopted Housing Element.

SUMMARY: Government code section 65400 (b) (2) requires California Cities and Counties to provide an annual Housing Element report to the State of California Housing and Community Development Agency (HCD) and to the California Office of Planning and Research (OPR). This report describes accomplishments and challenges to achieve implementation of housing related programs as defined in the adopted Housing Element of June 3, 2003.

FISCAL/STAFFING IMPACT: None

REVIEWED BY:

[ ]	Auditor Controller	[X] N/A
[ ]	County Counsel	[X] N/A
[ ]	Human Resources	[X] N/A

Respectfully submitted,

Alex Hinds
Director

Leelee Thomas
Principal Planner, Affordable Housing Program

Attachment: 2006/2007 Annual Report on Housing Element Progress

COUNTY OF MARIN

2006/2007 Annual Report on Housing Element Progress

December 2007

Leelee Thomas
Affordable Housing Program

BOS ATTACHMENT #1

Table of Contents

Accomplishments and Highlights of Key Program Activities for 2006 *Page 3*

Table 18: Summary of Housing Element Programs and Housing Needs (01/1999 – 6/2009) *Page 4*

Summary of Marin County Housing Element Implementing Programs *Page 5 & 6*

Work Program Activities for 2007-2009 *Page 7*

Accomplishments and Highlights of Key Program Activities for 2007

1. One hundred percent of all sites identified to meet the Regional Needs numbers as assigned by the Association of Bay Area Governments (ABAG) have been zoned to all target number of units and income limits. There are 50 total programs in the adopted housing element. All except two of the programs have been competed or are on going. Additional tasks and programs have been added to build upon success.

2. $2,216,120 of new funds has been awarded to Marin County through competitive grant applications for affordable housing development during this Housing Element period.

3. The County of Marin funded 132 new units of affordable housing through the Housing Trust Fund.

4. The Marin Housing Help website, which provides information regarding rental and ownership housing opportunities as well as information for developers, was updated and integrated more completely into the Community Development web site. The Site had 49,371 visits this year, up 50% from last year.

5. An affordable housing overlay and mixed-use zoning with incentives for affordable housing opportunities were included in the adopted Countywide Plan.

6. The first project Homeless Connect, a public private partnership, was held in December of 2007 a part of the County's 10-Year Plan to End Homelessness.

7. In partnership with the City and Chamber of San Rafael a First Time Homebuyers Fair was held in October of 2007. As a result of three Brown Bag events and paycheck notices to county employees, 58 new households became first time homebuyers in Marin County.

8. Manage In-Lieu Housing Trust Fund of $1,246,395.

9. One million dollars was committed to the Marin Workforce Housing Trust to leverage an additional two million for new affordable workforce housing development. The MWHT has generated $350,000 to date which the county and the Marin Community Foundation will match from the original commitment. MWHT intends to make the first funding cycle available in early 2008.

10. The Toussin Affordable Senior Apartments received planning approval without any community opposition. A funders meeting was held in December and applications are being prepared for a variety of funders both local and federal.

11. A local developer is in negotiations with the current property owner on the Marinwood Village site. The site is named as a Housing Overlay Designation site in the newly adopted Countywide plan. Staff are seeking funds for off-site improvements. The Marinwood Village site has gone through an extensive community based planning effort and has resulted in a plan for a mixed use project including 50-100 units of housing, including 50% of the homes affordable to low and moderate income households.

12. Applied for and received designation as a proposed Priority Development Area through ABAG's regional planning initiative, Focus.

Table 18: Summary of Housing Element Programs and Housing Needs (January 1999 to December 2006)

	Very Low Income	Low Income	Moderate Income	*Subtotal Affordable Units*	Above Moderate Income	Total	Status as of 12/06
Miscellaneous Housing Element Programs							
Second Units	30	73	20	*123*	4	127	Per the permit tracking system, there have been 127 second units permitted in the County between FY 2000 and FY 2007 to date. An updated second unit survey has not been conducted as of October 2006 to assess the number of units rented and at what affordability level. Affordability distribution here is based on the previous breakdown.
Attached and Detached Single Family Homes	0	0	26	*26*	603	657	28 new single family homes, above moderate income
Market Rate Rentals (Multi-Family)	0	0	26	*26*	9	35	No new multifamily developments.
Subtotal from Miscellaneous Housing Programs	30	73	72	*175*	612	722	
Housing from Potential Sites							
Gates Cooperative	30	4	4	*38*	0	38	Approved for 38 units
Gibson House (Bakery)	7	1	0	*8*	0	8	Approved and developed with 8 units - completed
Oakview	7	14	30	*51*	52	103	Approved
Marin City Church	0	0	0	*0*	6	6	Approved however, developer is requesting payment of In-lieu fees for 1 unit of very low and 2 units of low-income housing due to financial viability of development. Fees will be used to support another affordable housing development.
Fireside Motel	30	20	0	*50*	0	50	Construction started July 2006, occupancy anticipated Spring 08. Approved for 50 units, 20 shifted from very low-to-low.
Point Reyes Affordable	10	16	8	*34*	0	34	Fully occupied. Construction completed 12/05. Approved, but 7 SFH were converted to moderate income and included in count.
Toussin Senior Housing (Ross Hospital)	0	9	4	*13*	0	13	Planning entitlements received. Funders meeting held in December 07.
Bolinas Gas Station (BoGas)	8	0	0	*8*	0	8	Completed and fully occupied.
Strawberry Shopping Center	0	4	1	*5*	0	5	Construction and lease-up complete
Sand Castle	0	1	3	*4*	0	4	Approved. Leased-up December 2005.
CLAM		2		*2*		2	Single family home with second unit
Total Units Anticipated	**122**	**100**	**158**	**388**	**670**	**993**	
Regional 'Fair Share' Housing Need	**85**	**48**	**96**	**229**	**292**	**521**	
Percent of ABAG Need Expected to be Met	**144%**	**208%**	**165%**	**169%**	**229%**	**191%**	

* For market-rate units, 3% of single family (mostly townhomes) and 75% of multifamily units are expected to be affordable to moderate income households.

Summary of Marin County Housing Element Implementing Programs

Number	Implementing Program Title	Adopted Housing Element Target Year	Status
1.0	**Work Together to Achieve the County's Housing Goals**		
H1.A	Coordinate Neighborhood Meetings	2002	Ongoing
H1 B	Conduct Community Outreach Activities	Ongoing	Ongoing
H1.C	Prepare and Update Public Information Materials	2003	Ongoing
H1.D	Collaborate to Implement an Inter-Jurisdictional Strategic Action Plan for Housing	2002	Ongoing
H1.E	Undertake Coordinated Lobbying Efforts	2003	Ongoing
H1.F	Require Non-discrimination Clauses	2002 and Ongoing	Ongoing
H1.G	Respond to Complaints	Ongoing	Ongoing
2.0	**Maintain and Enhance Existing Housing and Blend Well-Designed New Housing into Existing Neighborhoods**		
H2.A	Exceed Title 24 Requirements and Establish "Green" Building Standards and Processes	2003	Ongoing
H2.B	Clarify and Adopt Criteria for Use in Residential Design Review Process	2003	Complete
H2.C	Link Code Enforcement with Public Information Programs	2002	Ongoing
H2.D	Assist in Maximizing Use of Rehabilitation Programs	2003	Ongoing
H2.E	Monitor "At Risk" Units and Acquire Existing Affordable Rental Housing	2004	Ongoing
H2.F	Constraints on the Development, Maintenance and Improvement for Persons With Disabilities	2003	Ongoing
3.0	**Use Our Land Efficiently to Meet Housing Needs and to Implement 'Smart' and Sustainable Development Principles**		
H3.A	Complete a Non-Residential Jobs/Housing Linkage Study	2002	Complete
H3.B	Adopt a Job/Housing Linkage Ordinance	2004	Complete
H3.C	Identify Existing Employee Housing Opportunities	2003	Complete
H3.D	Establish Zoning for Live/Work Opportunities	2002-2004	Complete
H3.E	Apply CEQA Exemptions and Expedited Review	2002	Ongoing
H3.F	Modify Multi-Family Sites Zoning	2004	Complete
H3.G	Seek Increased Multi-Family Housing Opportunities	2004	Complete
H3.H	Zone and Provide Appropriate Standards for SRO Units and Efficiency Apartments	2004	2008
H3.I	Encourage Co-Housing, Cooperatives, and Similar Collaborative Housing Development.	2005	Ongoing
H3.J	Evaluate Government Property for Housing Potential	2004	Complete
H3.K	Encourage Transfer of Development Rights (TDR)	2004	Ongoing
H3.L	Review and Update Parking Standards	2004	Complete
H3.M	Establish Transit Oriented Development (TOD) Zoning Standards	2004	Complete
H3.N	Identify and Designate TOD Sites	2004	Complete

H3.O	Conduct a Survey of Potential Mixed Use Sites	2002	Complete
H3.P	Prepare a "White Paper" on Mixed Use Housing Development Feasibility	2003	In progress, 2008
H3.Q	Establish Mixed Use Development Standards and Incentives	2004	Complete
H3.R	Link to Funding Resources	2002	Complete
H3.S	Conduct a Detailed Affordable Housing Sites Feasibility Study	2003	Complete
H3.T	Enact Density Bonus Zoning and Other Incentives	2004	Complete
H3.U	Prepare a "White Paper" on Ways to Facilitate Smaller Affordable Housing Projects	2004	Complete
H3.V	Develop an "Affordable Housing Overlay Zone" Zoning Designation	2005	Complete
H3.W	Work with the Marin Housing Authority	2002 and Ongoing	Ongoing
H3.X	Revise the Inclusionary Housing Regulations	2003	1st phase complete
H3.Y	Modify Second Unit Development Standards and Permit Process	2004	Complete
H3.Z	Establish an Amnesty Program for Un-Permitted Second Units	2004	Complete

4.0 Provide for Special Needs Populations that is Coordinated with Support Services

H4.A	Government Employees Housing	2003	Complete
H4.B	First Time Homebuyer Programs	2003	Complete
H4.C	Coordinate Efforts in the Effective Use of Available Rental Assistance Programs	Ongoing	Ongoing
H4.D	Engage in a Countywide Efforts to Address Homeless Needs	2002	Complete

5.0 Build Local Government Institutional Capacity and Monitor Accomplishments to Respond to Housing Needs Effectively Over Time

H5.A	Update Housing Trust Fund Ordinance and Operating Procedures	2003	2008
H5.B	Coordinate Funding Among Development Proposals	Ongoing	Ongoing
H5.C	Support Establishment of a Countywide Housing Data Clearinghouse; HAT	2002	Additional Resources needed
H5.D	Support Establishment of a Permanent County "Affordable Housing Strategist" Position	2002	Complete
H5.E	Conduct an Annual Housing Element Review	Annually	Complete
H5.F	Support Establishment of a Countywide Housing Assistance Team (HAT)	2002	Additional Resources needed
H5.G	Conduct Staff Training	2003	Ongoing
H5.H	Update the Housing Element Regularly	2006	ongoing

Work Program Activities for 2006 - 2009

1. **Spring 2006 - Adoption of the Ten-Year Homeless Plan. *Complete*

2. **Summer 2006 – Evaluate existing Below Mate Rate Program to consider equity share model and program changes. *Complete. No changes to resale restrictions.*

3. *Summer 2006 – Implement and provide training to CDA staff on SB 1818 State Density Bonus. *Complete*

4. *Fall 2006 - Adoption of the new Second Unit Amnesty Program. *Complete*

5. **Fall 2006 – Offer lower interest loans to county employees. *Complete*

6. **Winter 2006 – Work with CDA staff to integrate affordable housing into community plan updates. *On-going.*

7. *Spring 2008 - Adoption of the new Large Home ordinance. *Nexus study underway.*

8. *Spring 2008 – Update and probable increase of In Lieu fees (last revised in 1998).

9. *Spring 2007 – Amend inclusionary zoning ordinance requirement for lot subdivisions of less than 11 units where owner is not the developer. *Considered, no change needed.*

10. **Spring 2007 – Adopt preference policy. *Complete*

11. **Spring 2007 – Work with other jurisdictions to encourage fee reductions that result in cost barriers to develop second units throughout the county. Specifically with Community Service Districts, water and sewer agencies, PG&E, and DPW/TAM. *Complete*

12. *Summer 2008 – Second Unit follow up survey.

13. **Spring 2008 – Update condominium ordinance to require replacement housing and meet or exceed inclusionary zoning requirement (currently tied to replacement and rental vacancy rate). *To be included in Housing Element update.*

14. **Fall 2008 – Develop "Craig's List" type website for county employees to share housing opportunities or shared housing arrangements – *Not needed, as employees prefer existing resources.*

15. **Fall 2008 – Work with the Marin Housing Authority to expand and find funding source for the Shared Housing Program. *Marin Housing is no longer pursuing this program due to funding and staff reductions.*

16. **Ongoing – Continue to participate in the Marin Workforce Housing Trust, providing technical assistance, affordable housing project management, grant, loan and monitor affordable housing trust fund and other program assets, Monitor and participate in the Redevelopment Agency activities and programs, monitor and recommend support or rejection of legislative platforms that impact affordable housing, continue to participate on the Fair Housing and Discrimination Task Force, and improve data tracking system to capture second unit development through construction.

*Required in Housing Element
**Additional activities