

HOUSING POLICY
DEVELOPMENT, HCD,

APR 01 2011

MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
BRIAN C. CRAWFORD, DIRECTOR

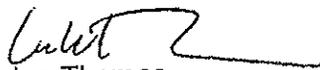
April 1, 2011

Cathy Creswell
Department of Housing & Community Development (HCD)
Division of Housing Development
P.O. Box 952053
Sacramento, CA 94252-2053

Dear Ms. Creswell:

Enclosed please find the annual Housing Element progress report for 2010. 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

Enclosure: 2010 Annual Report on Housing Element Progress

Cc: Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: County of Marin

Mailing Address: 3501 Civic Center Dr Rm 308
San Rafael CA 94903

Contact Person: Leelee Thomas Title: Principal Planner

Phone: 415.499.6697 FAX: _____ E-mail: leal99@yahoo.com

Reporting Period by Calendar Year: from 1/1/10 to 12/31/10

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Marin County (unincorporated)

Reporting Period 1-Jan-10 - 31-Dec-10

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
			Affordability by Household Income									
Project Identifier (may be APN, No. project name, or address)	Unit Category	Tenure R-Resident Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions		
Second Unit Permits (5 total, L & VL here) various properties:	SU	R	1	2			3	3	none	no	2008 Second Unit Survey**	
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	▶		28					
(10) Total by Income Table A/A3			▶	▶	▶							
(11) Total Extremely Low-Income Units*							0					

* Note: These fields are voluntary

** 2010 Second units counted per building permit database - permits issued. Total permits (5) represent a range of income levels per findings of the 2008 Second Unit Survey. Second unit survey showed 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-Jan-10 - 31-Dec-10

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			TOTAL UNITS	(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income	Very Low-Income	Low-Income		
(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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

Marin County (unincorporated)

Reporting Period

1-Jan-10

-

31-Dec-10

Table A3

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

No. of Units Permitted for Moderate	1. Family	2. Single	2. 2 - 4 Units	3. 5+ Units	4. Second Units	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Above Moderate	1	22	0	0	2	0	22	6

* Note: This field is voluntary

2010 Units counted per building permit database - permits issued.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Marin County (unincorporated)

Reporting Period 1-Jan-10 - 31-Dec-10

Table B

**Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability**

Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level
		2007	2008	2009	2010	2011	2012	2013	2014				
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8				
Very/Low	Deed Restricted	0	0	0	0							0	174
	Non-deed restricted	2	3	3	1							9	
Low	Deed Restricted	0	0	34	0							34	59
	Non-deed restricted	11	16	15	2							44	
Moderate	Deed Restricted	0	0	0	0							0	133
	Non-deed restricted	8	12	10	6							36	
Above Moderate		55	59	29	22							165	119
Total RHNA by COG. Enter allocation number.		76	90	91	31							288	485
Total Units												288	
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.
 2007 second unit count based on planning permits approved only if no bldg permit issued in subsequent year.
 2008 second unit count based on bldg permits per SA/SU staff tracking sheet.
 2009 second unit count based on building permit tracking database.

TABLE C

Program Implementation Status

Goal, Policy or Program Title	Objective	Time Frame	Status of Program Implementation
Use Land Efficiently			
Establish Minimum Densities on Housing Element Sites	Preserve the development capacity for sites included on the Site Inventory list	2010	Not yet initiated
Conduct a Comprehensive Affordable Housing Sites Inventory	Identify affordable housing sites through long-range planning and foster support of affordable housing through community engagement	2012	In progress
Streamline the Review of Affordable Housing	Increase development capacity of affordable housing by clarifying permitted density and making the review process more efficient.	2010	In progress
Require Multi-family Residential Development in Multi-family Zones	Use land efficiently; acknowledge multi-family zoning as a limited resource.	2011	Not yet initiated
Undertake Adjustments to Second Unit Development Standards	Expand and improve housing choice and stock, especially for smaller households and local workforce	2012	In progress
Zone and Provide Appropriate Standards for Homeless Shelters	Comply with SB2; provide regulatory measures to meet needs of homeless residents	2011	In progress
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	2011	In progress
Codify Affordable Housing Incentives Identified in the Community Development Element	Implement the CWP; support the development of affordable housing	2011	In progress
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	2010	Currently implementing
Meet Housing Needs Through a Variety of Housing Choices			
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
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
Make Provisions for Family Housing Amenities	Make appropriate considerations for families with children and larger households	On-going	Currently implementing

Goal, Policy or Program Title	Objective	Time Frame	Status of Program Implementation
Foster Linkages to Health and Human Services Programs	Respond to special needs through comprehensive services	On-going	Currently implementing
Support Efforts to House the Homeless	Respond to homeless needs through comprehensive services	On-going	Currently implementing
Engage in a Countywide Effort to Address Homeless Needs	Respond to homeless needs through comprehensive services	On-going	Currently implementing
Ensure Reasonable Accommodation	Reduce barriers in housing for individuals with disabilities	On-going	Currently implementing
Require Non-discrimination Clauses	Reduce discrimination	On-going	Currently implementing
Contribute Funding for Rental Assistance Programs	Provide funding for the ongoing implementation and effective use of rental assistance programs to meet community housing needs	On-going	Currently implementing
Promote the Development of Agricultural Worker Units in Agricultural Zones	Provide of affordable and accessible, local housing for Agricultural workers.	2013	In progress
Promote and Ensure Equal Housing Opportunity	Reduce discrimination	On-going	Currently implementing
Provide Referrals for Complaints	Demonstrate responsiveness to discrimination complaints; promote the principles of fair housing	On-going	Currently implementing
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
Apply Long-Term Housing Affordability Controls	Pursue controls which will preserve the affordable housing stock in perpetuity	On-going	Currently implementing
Expedite Permit Processing of Affordable and Special Needs Housing Projects	Reduce constraints for affordable and special needs developments	2011	Currently implementing
Continue 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
Link Code Enforcement with Public Information Programs	Secure affordable safe housing; improve the safety and quality of existing housing stock	On-going	Currently implementing
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
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

Goal, Policy or Program Title	Objective	Time Frame	Status of Program Implementation
Ensure Leadership and Institutional Capacity			
Monitor Inclusionary Housing Programs	Evaluate the program for ways to increase its effectiveness; collect funding to leverage for affordable housing	On-going	Currently implementing
Undertake Housing Element Monitoring; Evaluation and Revisions	Evaluate progress, review accomplishments and modify as needed	On-going	On-going. Housing Element under revision.
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
Update Affordable Housing Trust Fund Operating Procedures	Adopt operating procedures for the Affordable Housing Trust Fund	2009	Complete. Procedures and application materials posted on web site.
Provide Leadership to the Marin Workforce Housing Trust	Prioritize funding for extremely low income and special needs populations	On-going	Currently Implementing
Assist with Local Funding for Affordable Housing	Pursue and leverage funding for affordable housing	On-going	Currently implementing
Raise Funds from a Variety of Sources	Pursue and collect funding for affordable housing	On-going	On-going. Affordable Housing Impact Fee established by the BOS effective 10/08.
Coordinate Among Project Funders	Serve as a coordinator among local funders	On-going	Currently implementing
Utilize Federal Grants Division Funding	Pursue and leverage funding for affordable housing	On-going	Currently implementing



General Comments:

During 2010, the County focused on updating the 2009 Draft Housing Element to meet State requirements while continuing to implement key programs to encourage affordable housing, including:

Preventing foreclosure and the loss of the long-term affordability of the new Fireside Affordable apartments, the County assisted to stabilize the new Fireside Apartments when the owner/developer sought to terminate their activities. As of the end of 2010, the complex has been stabilized. The new management entity was in place and had fully leased up the 50 units of housing, the ownership transfer to Eden Housing and permanent financing was set to close in February 2011.

Increasing and improving the stock of Agricultural Worker Housing in the rural part of west Marin, the County participated with stakeholders, including local property owners, agricultural workers and the Marin Community Foundation to initiate a program to assist local ranchers rehab or replace older and dilapidated agricultural worker housing units.

Participating on the Board of the Marin Workforce Housing Trust, collaboration between the County, local businesses, and the community foundation, which raises funds for the development of affordable workforce housing in Marin. The Trust issued its first two loans to non-profit housing developers for the development and preservation of affordable housing.

The County has also focused on updating the 2009 Draft Housing Element. The County submitted the 2009 Draft Housing Element to the State Department of Housing and Community Development (HCD) for review in November 2009. In their January 2010 response to the County, HCD found that the Draft Housing Element did not meet statutory requirements of housing element law based on deficiencies in the County's proposed inventory of affordable housing sites. Responding positively to the State's directive will entail revising the Draft Housing Element to place a greater emphasis on encouraging housing for lower income households by designating additional sites at the 30 unit per acre density. This can be accomplished by amending County land use plans that establish limits on residential building intensities, including the Countywide Plan, Development Code (zoning ordinance) and possibly community plans that contain land use designations or policies that specify densities for identified sites.

The Board of Supervisors requested that staff convene a community taskforce to identify and review adequate sites with the potential to meet the current 2007-2014 housing element cycle; and identify a list of sites to consider for the 2014-2022 planning period. As of the end of 2010, a facilitator was under contract to assist with the task force, members were selected, and the first meeting as scheduled for the end of February 2011.

Staff has initiated the first round of development code changes in order to implement housing element programs. For example, the development code changes to comply with SB2 requirements and changes to streamline the approval of affordable housing by exempting affordable housing from zoning and Master Plan and Precise Development Plan requirements are completed and pending review by the Planning Commission.

