

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MARIN COUNTY

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

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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	SU	Renter	1	2	1	1	5	5			Second unit affordability established by survey (10% VL, 50% L, 30% M, and 10% AM).
(9) Total of Moderate and Above Moderate from Table A3					2	20					
(10) Total by Income Table A/A3			1	2	2	20					
(11) Total Extremely Low-Income Units*			0								

* Note. These fields are voluntary

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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	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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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	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	1	1	1
No. of Units Permitted for Above Moderate	19	0	0	0	0	19	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.												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	183	0	0	0	0	0	0	0	0	0	1	182
	Non-Restricted		0	0	0	0	1	0	0	0	0		
Low	Deed Restricted	137	0	0	0	0	0	0	0	0	0	3	134
	Non-Restricted		0	0	0	1	2	0	0	0	0		
Moderate		169	0	0	0	3	2	0	0	0	0	5	164
Above Moderate		284	0	0	0	11	20	0	0	0	-	31	253
Total RHNA by COG. Enter allocation number:		773											
Total Units ▶ ▶ ▶			0	0	0	15	25	0	0	0	0	40	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													733

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

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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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1.a Establish Minimum Density on Housing Element Sites	Preserve the development capacity of sites in the Site Inventory	2013	Complete.
1.b Conduct Comprehensive Affordable Housing Sites Inventory	Identify affordable housing sites through long range planning and foster support of affordable housing through community engagement	2011	Completed with Housing Element Task Force final report
1.c Establish Affordable Housing Combined Zoning District	Increase capacity for affordable and multifamily housing development; zone lands appropriately.	2013	Completed with adoption of Housing Element and changes to the Development Code and Countywide Plan.
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 with 2012 Development Code changes
1.e Study Ministerial Review for Affordable Housing	Facilitate the development of affordable housing.	2014	Not yet implemented.

1.f Develop Multi-family Design Guidelines	Streamline the permitting process; promote attractive design	2013	Completed. Adopted by the Board in 12/2013
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 Development Code changes.
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	Completed with 2013 Development Code changes.
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	Not yet initiated.
1.j Zone and Provide Appropriate Standards for SRO Units	Offer financially viable housing options for single individuals	2012	Completed with 2013 Development Code update.
1.k Zone and Provide Appropriate Standards for Homeless Shelters	Comply with SB2; provide regulatory measures to meet needs of homeless residents	2012	Complete with 2012 Development Code update.
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 with 2013 Development Code updates.
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 updates.
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	2011	Currently implementing
1.o Simplify 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	2014	Not yet initiated
1.p Adjust Height Limits for Multi-family Residential	Amend the Dev Code to increase the	2014	Not yet initiated.

Buildings	allowable height for multi-family residential development.		
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	Partially implemented
1.r Rezone land to multi-family Zoning	Identify and rezone land to 30 DUA to provide sites for future RHNA cycle	2013	Completed with 2013 Dev Code updates.

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General Comments:

County of Marin Housing Element Annual Report
General Comments

During 2013, the County completed and adopted the Housing Element and received State certification. Overall, the County has successfully implemented 50 out of a total of 53 programs in the Housing Element, or 94%. At the time of adoption, many key programs were implemented through development code changes and Countywide Plan amendments. These included:

- ¿ 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 on addressing other key initiatives:

- ¿ 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; and
- ¿ Worked with local housing providers to encourage affordable housing development.