



Mackey Terrace in Novato.
Photo courtesy of EAH Housing.

MARIN COUNTY'S HOUSING EMERGENCY UPDATE

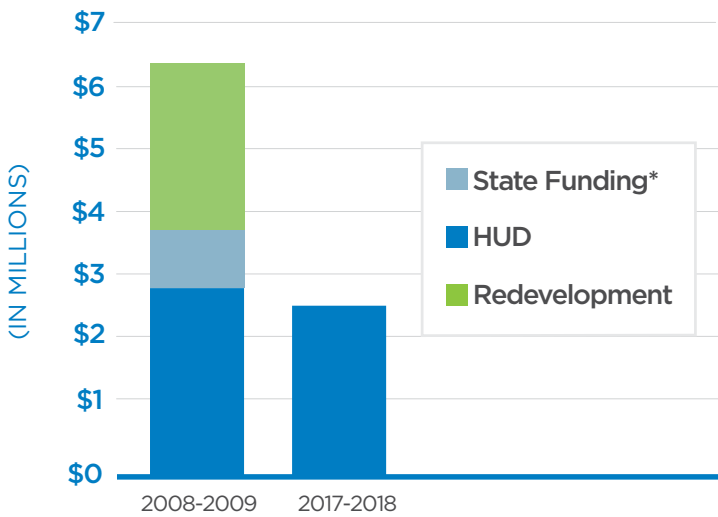


**California
Housing
Partnership**
*California's Experts on Affordable
Housing Finance, Advocacy & Policy*

KEY FINDINGS

- Cuts in Federal and State funding have reduced investment in affordable housing in Marin County by nearly \$4 million annually since 2008, a 61% reduction.
- Marin County needs 9,465 more affordable rental homes to meet current demand.
- Renters in Marin County need to earn \$61.63 per hour - more than 5 times the State minimum wage - to afford the median asking rent of \$3,205.
- Low Income Housing Tax Credit housing production and preservation in Marin County has remained virtually nonexistent.
- 72% of ELI households are paying more than half of their income on housing costs compared to just 1.5% of moderate income households.

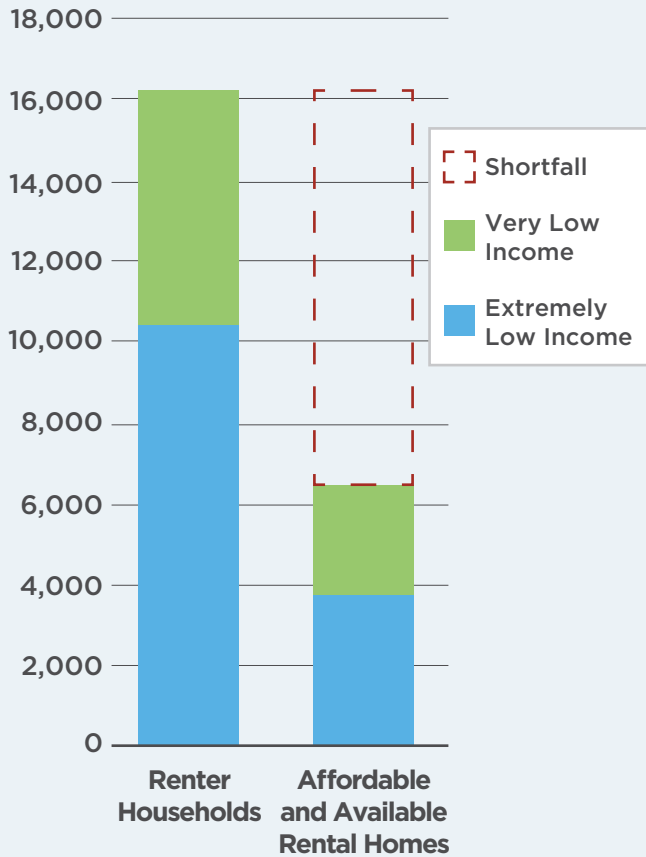
MARIN COUNTY LOST 61% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2017-18



FUNDING SOURCE	FY 2008-09 (In thousands)	FY 2017-18 (In thousands)	% CHANGE
Redevelopment	\$2,804	\$0	-100%
State Housing Bonds and Housing Programs	\$1,000	\$0	-100%
HUD	\$2,708	\$2,551	-6%
TOTAL	\$6,511	\$2,551	-61%

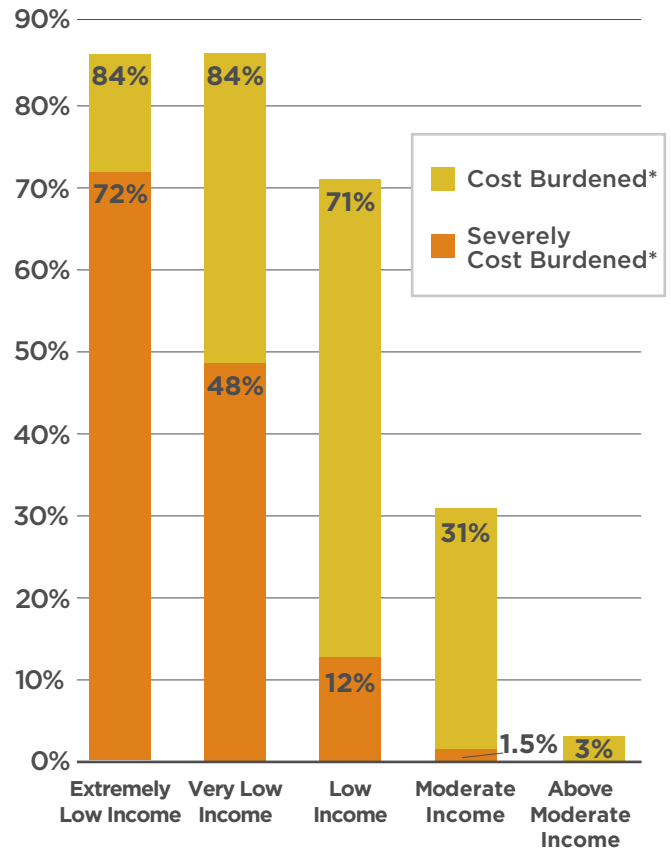
Source: California Housing Partnership analysis of 2008-2009 annual Redevelopment Housing Activities Report; 2008-2009 and 2017-2018 Annual HCD Financial Assistance Programs Reports; 2008-2009 and 2017-2018 HUD CPD Appropriations Budget Reports.
 *FY 2017-2018 does not include No Place Like Home Funding (NPLH) and no funds for the Affordable Housing Sustainable Communities (AHSC) program were awarded.

MARIN COUNTY NEEDS 9,465 MORE AFFORDABLE RENTAL HOMES



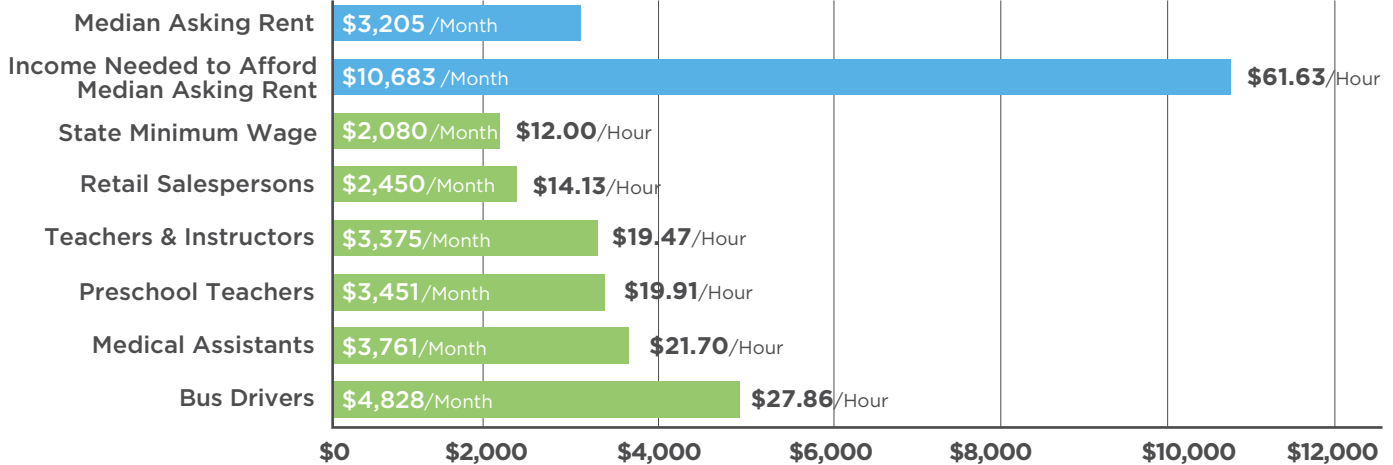
Source: California Housing Partnership analysis of 2016-2017 PUMS data using adapted NLIHC methodology.

LOWEST INCOME HOUSEHOLDS ARE DISPROPORTIONATELY AND SEVERELY COST BURDENED



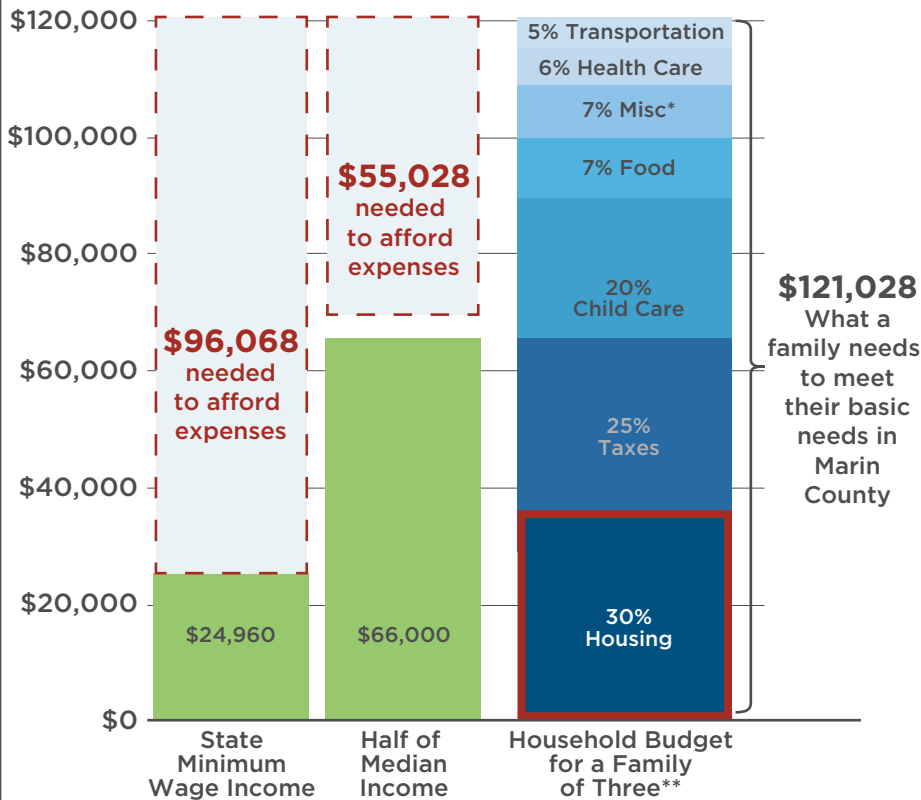
Source: California Housing Partnership analysis of 2016-2017 PUMS data.
 *Cost burdened households spend 30% or more of their income on housing costs. Severely cost burdened households spend more than 50%.

RENTERS NEED TO EARN 5.1 TIMES MINIMUM WAGE TO AFFORD THE MEDIAN ASKING RENT IN MARIN COUNTY



Source: Paul Waddell, Urban Analytics Lab, University of California, Berkeley, retrieved from analysis of online Craigslist listings in February 2019. Bureau of Labor Statistics Median Annual Wage Data for CA Occupations, 2018.

HOUSING PRICES ARE DRIVING COSTS OF LIVING OUT OF REACH FOR LOW INCOME FAMILIES IN MARIN COUNTY



Source: The above budget is a preview of United Way's forthcoming data release on the Real Cost Measure. Please visit <https://www.unitedwaysca.org/realcost> for more information about what it takes to meet basic needs in Marin County.

*The "miscellaneous" budget category includes all other categories not defined.
 **The household budget for a family of three uses a population weighted average to estimate the costs associated with one working adult and two children (one school-aged child and one toddler). Each percentage represents how much a family's annual budget is captured in each cost category (housing, child care, etc.).

MARIN COUNTY'S LOW INCOME HOUSING TAX CREDIT PRODUCTION AND PRESERVATION REMAINS LOW SINCE 2016

STATEWIDE			
TYPE	2016	2017	2018
New Construction	9,285	7,407	9,373
Acquisition & Rehab	15,032	5,928	9,430
All	24,317	13,335	18,803
MARIN COUNTY			
TYPE	2016	2017	2018
New Construction	0	0	53
Acquisition & Rehab	73	26	0
All	73	26	53

Source: California Housing Partnership analysis of 2016-2018 California Tax Credit Allocation Committee data.

Note: The data does not include manager or market rate units created through the LIHTC program.

STATEWIDE POLICY RECOMMENDATIONS

The California Housing Partnership calls on State leaders to take the following actions to provide relief to low income families struggling with the high cost of housing:

- » Replace Redevelopment funding for affordable housing with at least \$1 billion annually to help local governments meet their State-mandated production goals.
- » Expand the State's Low Income Housing Tax Credit Program by \$500 million per year to jump-start affordable housing production and preservation.
- » Create a new California capital gains tax credit to preserve existing affordable housing at risk of conversion and to fight displacement pressures in Opportunity Zones.
- » Reduce the threshold for voter approval of local funding of affordable housing and infrastructure from 67% to 55% as was done for educational facilities in 2000.

REGIONAL AND LOCAL RECOMMENDATIONS FOR MARIN COUNTY

Regional Recommendations

- » Condition discretionary transportation funds to cities on progress in providing affordable housing and preventing displacement.
- » Ensure that all cities and counties in the Bay Area are accountable to produce their fair share of affordable housing through the region's next Regional Housing Need Allocation.

Local / County Recommendations

- » Create new zoning overlays to increase density standards in each city such that multifamily residential development is feasible and provide generous density bonuses for affordable housing.
- » Provide density bonuses for mixed use commercial developments that include affordable housing on site or that donate appropriately zoned land with necessary infrastructure for affordable development.
- » Adopt strong inclusionary housing requirements for market rate housing development.
- » Adopt a financing mechanism to provide local funds and coordinate them to match with and expedite access to State/Federal resources.
- » Create a partnership with the SMART train to develop mixed-income residential development near stations.
- » Designate publicly owned land for affordable housing and solicit proposals for development.
- » Expedite entitlement processes for 100% affordable developments.

This report was produced by the California Housing Partnership.

Local policy recommendations provided by:

EAH Housing

Non-Profit Housing Association of Northern California (NPH)

For questions about Marin County's housing need, contact:

JR Starrett, JR@nonprofithousing.org, 415.989.8160 x35

