

April 7, 2015



California Department of Housing and Community Development
Division of Housing Policy Development
C/O Melinda Coy
2020 W. El Camino, Suite 500
Sacramento, CA 95833

Dear Ms. Coy:

I am pleased to enclose a copy of the City of Belmont Housing Annual Progress Report, previously submitted electronically on April 1, 2015. I am submitting a hard copy of the document along with meeting minutes documenting the item appeared before the Belmont City Council on March 24, 2015. If you have any questions, comments, or suggestions as you review the Annual Progress Report, please call me at (650) 595-7453 or via email at gpersicone@belmont.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Guido F. Persicone", is written over the word "Sincerely".

Guido F. Persicone
Economic and Housing Specialist
City of Belmont
One Twin Pines Lane, Suite 320
Belmont, CA 94124

Attachments:

1. City of Belmont Housing Element Annual Report
2. March 24, 2015 City Council Meeting Minutes

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction BELMONT
Reporting Period 01/01/2014 - 12/31/2014

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 Project Identifier (may be APN No., Project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 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							
(9) Total of Moderate and Above Moderate from Table A3			0	0	0	18							
(10) Total by Income Table A/A3			0	0	0	18							
(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 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				(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	0	0	0
No. of Units Permitted for Above Moderate	8	0	10	0	0	18	7

* 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.		RHNA Allocation by Income Level	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level								
			1	2	3	4	5	6	7	8	9		
Very Low	Deed	116	0	0	0	0	0	0	0	0	0	0	116
	Restricted		0	0	0	0	0	0	0	0			
	Non-Restricted		0	0	0	0	0	0	0	0			
Low	Deed	63	0	0	0	0	0	0	0	0	0	0	63
	Restricted		0	0	0	0	0	0	0	0			
	Non-Restricted		0	0	0	0	0	0	0	0			
Moderate		67	0	0	0	0	0	0	0	0	0	0	67
Above Moderate		222	0	0	0	0	0	0	0	0	0	0	222
Total RHNA by COG: Enter allocation number:		468										0	
Total Units			0	0	0	0	0	0	0	0	0	0	468
Remaining Need for RHNA Period													

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	
3.6 Emergency Shelters	Identify and/or create Zone where emergency shelters are permitted by right (SB 2)	January 2011	Program Implemented. City Council adopted resolution creating Emergency Shelter Overlay Zoning District.	
4.1 Special Needs Housing	Amend Zoning Code to comply with State Law and better support housing for persons with disabilities.	December 2011	All Zoning Amendments adopted August 2014.	
4.3 Density Bonus	Update Density Bonus Program to comply with State Law.	December 2011/Ongoing	Program Implemented. Updated Density Bonus Program adopted August 2014.	
5.2 Housing for the Disabled	Adopt Reasonable Accommodation Ordinance	December 2010	The City Council adopted a Reasonable Accommodation Ordinance in August 2014.	
6.4 Adequate Water and Sewer Services	Ensure adequate water and sewer services for new development, prioritizing affordable housing.	December 2010	Ordinance adopted in August 2014 ensuring that sewer service priority (for which City of Belmont is a provider) is given to new developments that include affordable housing.	

6.5 Update the General Plan	Update the City of Belmont General Plan	December 2011	In 2014 the City initiated a comprehensive update to the Belmont General Plan. Additionally, the City has obtained grant funding for development of a Belmont Village Specific plan covering the Belmont Village Priority Development Area.
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Jurisdiction

BELMONT

Reporting Period

01/01/2014

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12/31/2014

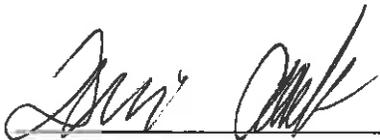
General Comments:

In 2014, under the direction of the City Council, the City of Belmont took several significant steps towards implementation of important housing element programs. The City adopted a series of nine Zoning Ordinance amendments that aim to encourage development of new affordable housing, especially for special needs groups. The City Council also directed initiation of a comprehensive update to the City's General Plan (last adopted in 1982) in conjunction with preparation of a new grant funded Specific Plan for the Belmont Village Priority Development Area. These long range planning efforts aim to encourage and streamline new development, especially new housing development, in the downtown area. The City now has several relatively larger scale mixed-use projects either entitled or in the development review process and expects to make significant progress towards meeting the cycle 5 RHNA allocation in the next two years.



I, Terri Cook, City Clerk of the City of Belmont, California, do hereby certify that on March 24, 2015, on a motion by Councilmember Wright, seconded by Councilmember Stone, the Belmont City Council unanimously approved the transmittal of the City of Belmont's Housing Element Annual Report 2014 to the State of California.

DATE: April 1, 2015



Terri Cook
Belmont City Clerk