

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BELMONT

Reporting Period 01/01/2015 - 12/31/2015

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	
(9) Total of Moderate and Above Moderate from Table A3				0		7					
(10) Total by Income Table A/A3			0	0	0	7					
(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	0	0	0
No. of Units Permitted for Above Moderate	7	0	0	0	0	7	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.												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	116	0	0	0	0	0	0	0	0	0	0	116
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	63	0	0	0	0	0	0	0	0	0	0	63
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		67	0	0	0	0	0	0	0	0	0	0	67
Above Moderate		222	7	0	0	0	0	0	0	0	-	7	215
Total RHNA by COG. Enter allocation number:		468											
Total Units ▶▶▶			7	0	0	0	0	0	0	0	0	7	461
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
Program 2.1: Affordable Housing Development	Develop New Affordable Housing	December 2015/Ongoing	In 2015 the City completed its participation in the County-wide affordable housing nexus study. The results from that study are now being used to explore inclusionary zoning and affordable housing impact/linkage fees. Remaining actions under this program include finalizing an asset Development and Disposition Plan for the Housing Successor assets, which is expected to be completed by the end of 2016.
Program 2.2: Affordable Housing Rehabilitation, Operation, and Management	Management and pursuit of existing affordable housing resources.	December 2022/Ongoing	The City continues to own and annually monitor affordable rental properties for compliance with income limits. This program also calls for initiating activity on all housing successor assets in compliance with SB 341. The City is in ongoing negotiations with a developer for the Firehouse Square properties, and has met with non-profit housing developers to explore opportunities for other real property assets.
Program 2.3: Belmont Village Priority Development Area Strategy	Replace the Downtown Specific Plan as the regulatory framework for the central business district area, which has been designated as the Belmont Village Priority Development Area (PDA).	June 2016	After being awarded PDA planning grant funds by C/CAG, the City has initiated work on development of the Belmont Village Specific Plan. Two community engagement workshops have been held to date, and the consultant team is currently analyzing project alternatives. A draft document is scheduled to be completed by August 2016, after which environmental review will proceed through March 2017. The project is expected to be completed by summer

			2017.
Program 2.9: Belmont General Plan Update 2035	Update the Belmont General Plan.	June 2016	The City initiated a comprehensive update of the General Plan in 2014. The Planning Commission has held study sessions to review several of the draft elements, and a full draft of the General Plan document is anticipated to be released on April 1, 2016. Environmental review of the General Plan and Belmont Village Specific Plan will begin in June 2016 and continue through March 2017.
Program 2.10: Update Residential Development Standards	Removal of government constraints to housing development via numerous zoning amendments.	August 2015	On March 22, 2016 the City Council held the second reading of an ordinance amending numerous sections of the Belmont Zoning Ordinance to clarify residential development standards, simplify the development review process, and create new residential design standards to be used in evaluating new single family residential development. The Ordinance changes enable residents to more easily build/modify housing consistent with the communities overall vision for residential development.
Program 3.3: Nonprofit Assistance	Provide assistance to local non-profit housing service providers.	December 2022/Ongoing	The City has continued to provide annual financial assistance to Human Investment Project (HIP) Housing. One of HIP Housing's most effective program is home sharing which pairs tenants together to share single family homes, enabling some residents to remain in their homes longer that they would otherwise be able to afford.
Program 3.4: Participation in HEART	Provide financial support to HEART	December 2022/Ongoing	The City has continued to provide annual financial support for the Housing Endowment and Regional Trust (HEART) of San Mateo County. HEART provides down payment assistance to first time homebuyers to help increase home ownership throughout the County.

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General Comments:

While unit production remained fairly low in 2015, the City of Belmont made significant strides on several Housing Element programs aimed at encouraging development of affordable housing and eliminating governmental barriers to housing development. The most significant efforts include a comprehensive General Plan update and development of the Belmont Village Specific Plan for the downtown area. The City has also recently adopted numerous amendments to the Belmont Zoning Ordinance that simplify residential development standards and streamline the development review process.

There are several larger residential/mixed-use projects in the pipeline for which construction is expected to begin this summer. Therefore the City expects to see an overall increase in unit production for 2016 compared to the past several years.