Housing Policy Department
Received on:
MAR 17 2014

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Belvedere

Mailing Address: 450 San Rafael Avenue
Belvedere CA 94920

Contact Person: Irene Borba Title: City Planner

Phone: 415-435-3838 FAX: 415-435-0430 E-mail: iborba@cityofbelvedere.org

Reporting Period by Calendar Year: from 12/26/11 to 12/31/12

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 City of Belvedere
Reporting Period 12/26/2011 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction

Housing Development Information									Housing with Financial Assistance		Housing without
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	
285-A Bayview Avenue	2U	O			1		1		0	0	Per information received from property owner.
(9) Total of Moderate and Above Moderate from Table A3 ► ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►					1		1				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

Jurisdiction City of Belvedere
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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant

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 whichmeet 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	
(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

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units

	1. Single	2.	3.	4.	5.	6.	7.
No. of Units Permitted for	0	0	0	0	0	0	
No. of Units Permitted for	0	0	0	0	0	0	

* Note: This field is voluntary

Jurisdiction City of Belvedere
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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.			2007	2008	2009	2010	2011	2012	2013			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	5											4
	Non-deed restricted						1					1	
Low	Deed Restricted	4											
	Non-deed restricted		1	1	1	1						4	
Moderate	Deed Restricted	4											2
	Non-deed restricted						1	1				2	
Above Moderate		4	1	1	2	3	4					11	-7
Total RHNA by COG. Enter allocation number:		17	2	2	3	4	6	1				18	-1
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

Jurisdiction City of Belvedere
Reporting Period 12/26/2011 - 12/31/2012

Table C (page 1)

Program Implementation Status

Program Description	Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Timeframe	Status of Program Implementation
Program 1.1 Marin Countywide Housing Workbook	Collaborate on countywide housing efforts	on-going	Will be continued as program in current Housing Element.
Program 1.2 Identify Existing Employee Housing Opportunities	Effort to support employee housing near the City.	on-going	High-level employee housing is currently supported by the City.
Program 1.3 Work with the Marin Housing Authority	Continue to support MHA	on-going	City financially supports the work of MHA
Program 1.4 Housing Element Review	Review Housing Element progress	on-going	Completed herein.
Program 2.1 Enforce Condominium Conversion Ordinance	Regulates conversion of condominiums to rental housing	on-going	City continues to enforce the Condominium Conversion Ordinance
Program 2.2 Preserve Rental Housing	Preserve Rental Housing	on-going	Staff continues to pursue measures to preserve rental housing and monitors existing rental units.
Prograam 2.3 Demolition Regulation	Require discretionary review for the removal of any housing unit	9/12/11	New amendments to Demolition Ordinance 2011-4 adopted 9/12/11 by City Council. Still in effect.
Program 2.4 Inspect homes Pre-sale	Inspect all residential units prior to resale	on-going	Staff continues to inspect residences at time of sale and to identify hazards and to require their correction.
Program 3.1 Adequate sites for Affordable Housing	Facilitate development of 4 units affordable to low income families	on-going	Completed City Council adopted Ord. 2011-4 on 9/12/11, new amendments to Ordinances permitting building size for multi-family sites. Still in effect.
Program 3.2a 2nd Unit Public Education	Develop a brochure to facilitate creation of 10 2nd units.	on-going	not completed at this time.
Program 3.2b 2nd Unit Amnesty Program	Develop program to allow proper permitting of existing 2nd units	on-going	not completed at this time.
Program 3.2c 2nd Unit Financial Assistance	contact service providers and identify subsidies for 2nd units	on-going	not completed at this time.
Program 3.3d Remove owner requirement	Remove requirement that owner occupy a unit on property	on-going	Completed. City Council adopted 2nd unit Ordinance amendments 2011-4 on 9/12/11.
Program 3.3e Increase Maximum floor area	Increase the maximum allowed sizes of 2nd Units	on-going	Completed. City Council adopted 2nd unit Ordinance amendments 2011-4 on 9/12/11.
Program 3.4f Reduce Minimum lot size	Decrease the minimum lot size for 2nd Units	on-going	Completed. City Council adopted 2nd unit Ordinance amendments 2011-4 on 9/12/11.

Jurisdiction City of Belvedere
Reporting Period 12/26/2011 - 12/31/2012

Table C (page 2)

Program Implementation Status

Program Description	Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 3.4g Eliminate 2nd Unit fee	Remove application fee for 2nd Units	on-going	Completed. Fee resolution 2012-20 adopted by City Council 6/11/12 removed application fee for 2nd units. Still in effect per Reso 2013-31 adopted 9/9/13
Program 3.3 City Limit Line Modification	Finalize location of City Limit Line	on-going	not completed at this time.
Program 3.4 Housing Issues Public Outreach	Handouts, City Website, presentation materials	on-going	Staff continues to develop public information on housing issues
Program 3.5 Affordable Housing Fee	A fee on new housing to offset the cost for affordable housing	on-going	not completed at this time.
Program 3.6 Housing Trust Fund	a fund/operating procedure for monies for affordable housing	on-going	not completed at this time.
Program 3.7 Federal and State Funds	Seek federal and state funding for affordable housing	on-going	Staff continues to seek creative fundings sources for affordable housing projects.
Program 4,1 Transitional/Supportive Housing and Emergency Shelters	Amend Zoning Ordinance	9/12/11	Completed. New amendments to Zoning Ordinance 2011-4 adopted on 9/12/11 by the City Council.
Program 4.2 Multijurisdictional efforts to provide emergency shelters	Assist with funding for construction of new facilities	on-going	not applicable at this time.
Program 4.3 Neighborhood relations for Emergency Shelters	Facilitate positive interaction between neighbors and shelters	on-going	not completed at this time.
Program 4.4 Countywide efforts to address Homelessless	Participate in Countywide effort undeer leadership of County.	on-going	Staff continues to work with Marin County on housing issues, including emergency housing.
Program 4.5 Homesharing and Tenant Matching	Continue support of MHA programs	on-going	Staff continues to work with MHA and supports its homesharing and tenant matching programs.
Program 4.6 Disabled Adaptable Units	Review compliance with requirements for adaptable units	on-going	Staff continues to review Building Code requirements for adaptable units.
Program 4.7 Parking Reductions	Utilize SC-H and Density Bonus Law.	on-going	Staff continues to make available the SC-H Zoning Overlay for parking reductions for affordable housing and senior housing.
Program 4.8 Fee Reductions for Affordable Housing	Reduce fees for Affordable Housing by Resolution	on-going	not completed at this time.

Jurisdiction City of Belvedere
Reporting Period 12/26/2011 - 12/31/2012

Table C (page 3)

Program Implementation Status

Program Description	Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 4.9 Available Rental Assistance Programs	Continue support of MHA rental assistance programs.	on-going	Staff continues to work with MHA and supports its rental assistance programs.
Program 5.1 Energy Conservation	Adopt the Belvedere General Plan update 2030	on-going	Completed. Adopted Resolutions 2010-15 and 2010-16 on 6/9/10 by City Council.
Program 5.2 Rehabilitation and Energy Loan Program	Program for loans to low income property owners	on-going	Staff continues to work with MHA & PG&E to make loans available for for rehabilitation and alternative energy programs.
Program 6.1 Housing Discrimination	Respond to Housing Discrimination complaints	on-going	not applicable at this time.
Program 6.2 Reasonable Accomodation	Amend Zoning Ordinance for accomodation for disabilities	on-going	not completed at this time.

General Comments:

As of 12/31/12 the City of Belvedere has approved 3 additional new 2nd units at 1 Belvedere Avenue, 16 Eucalyptus Road, and 130 Bella Vista Avenue for which Building Permits have not yet been issued. These new units will count towards the City's RHNA requirements for additional low to moderate income units in the future.