CY-2014
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# Department of Housing and Community Development

## ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Belvedere

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Reporting Period by Calendar Year: from 1/1/2014 to 12/31/2014

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

Housing Policy Department
Received on:
APR - 1 2015

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

**Jurisdiction** City of Belvedere

**Reporting Period** 1/1/2014 - 12/31/2014

### 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 | |
| | | | | | | | | | | | |
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| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (9) Total of **Moderate and Above Moderate** from Table A3 ► ► | | | | | 0 | 0 | 0 | | | | |
| (10) Total by income Table A/A3 ► ► | | | 0 | 0 | 0 | 0 | 0 | | | | |
| (11) Total Extremely Low-Income Units* | | | | | | | | | | | |

* 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 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 (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 | |
| No. of Units Permitted for **Above Moderate** | 0 | 0 | 0 | 0 | 0 | 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. | | | 2014 | | | | | | | | | 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 | 4 | 0 | | | | | | | | | 0 | 4 |
| | Non-deed restricted | | 0 | | | | | | | | | 0 | |
| Low | Deed Restricted | 3 | 0 | | | | | | | | | 0 | 3 |
| | Non-deed restricted | | 0 | | | | | | | | | 0 | |
| Moderate | Deed Restricted | 4 | 0 | | | | | | | | | 0 | 4 |
| | Non-deed restricted | | 0 | | | | | | | | | 0 | |
| Above Moderate | | 5 | 0 | | | | | | | | | 0 | 5 |
| Total RHNA by COG. Enter allocation number: | | 16 | 0 | | | | | | | | | 0 | 16 |
| Total Units ► ► ► | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

Note: units serving extremly 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. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Timeframe in H.E.** | **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 |
| 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. |

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Table C (page 2)

### 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 3.2.G 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 | 9/12/2011 | Completed. New amendments to Zoning Ordinance: Ord. 2011-4 (9/12/11;) 2014-3 (11/10/14) and 2015-1 (1/26/15) approved by 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. |

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Table C (page 3)

### 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 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 4.10 Streamline Permit Processing for Multi-family rental projects | Expedite the permit processing timeframe for new multi-family rental projects (those that do not involve the subdivision of land) and ain to reduce the typical processing time from 48 to 24 weeks | on-going | not completed at this time |
| 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 | Completed. New amendments to Zoning Ordinance: Ord. 2011-4 (9/12/11;) 2014-3 (11/10/14) and 2015-1 (1/26/15) approved by City Council |
| | | | |

**General Comments:**