HA CY 2015

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
MAR 30 2016

City or County Name: CITY OF BELVEDERE

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BELVEDERE CA 94920

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Reporting Period by Calendar Year: from 1/1/2015 to 12/31/2015

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

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Housing Element Implementation
(CCR Title 25 §6202)

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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	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

20

	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	2015								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, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Program 1.1: Collaborate on inter-jurisdictional Efforts to Plan for and Provide housing	Participate in interjurisdictional efforts as opportuities arise	2015-2023	Will be continued as program in current Housing Element
Program 1.2: Identify Existing Employee Housing Opportunities	Continue efforts to provide employee housing, continue contributing to high-level Staff housing costs	2015-2023	High-level employee housing is currently supported by the City.
Program 1.3: Work with the Marin Housing Authority	Continue to implement the City's agreement with the Marin Housing Authority (MHA)	2015-2023	City financially supports the work of MHA
Program 1.4: Conduct an Annual Housing Element Review	Annual Housing Element review	Annually in March of each year, prior to the budget cycle	Completed herein.
Program 2.1: Enforce Condominium Conversion Ordinance	Regulate the conversion of for-rent apartments to for-sale condominiums through continued implementation of the ordinance	2015-2023	City continutes to enforce the Condominium Conversion Ordinance
Program 2.2: Preserve Rental Housing	Monitor the rental stock	2015-2023	Staff continues to pursue measures to preserve rental housing and monitors existing rental units.
Program 2.3: Conduct Home Presale Inspections	Inspect all residential units prior to resale	2015-2023	Staff continues to inspect residences at time of sale and to identify hazards and to require their correction
Program 3.1: Provision of Adequate Sites for Afordable Housing	Facilitate the development of at least three new housing units affordable to lower income households on the 7 Beach Road site. Take specific actions to faciltate the redevelopment of the site.	Initiate discussions with property owners by 2015, redevelopment by 2023	Staff continues to follow Ord. 2011-4 permitting building size for multi-family sites.

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Program 3.2: Public Education on Second Units	Facilitate the creation of fifteen(15) second units during the planning period thorugh increased public outreach.	2015-2023	Information posted on City website in 2014; public outreach upon Implementation of Programs 3.3 and 3.4
Program 3.3: Junior Second Units	Amend the Zoning Ordinance to create development standards for junior second units. Facilitate the creation of fifteen (15) second units during the planning period	2016	Consider amendments to the Zoning Ordinance within one year of Housing Element adoption.
Program 3.4: Financial Assistance for Second Units	Facilitate the creation of fifteen (15) second units during the planning period by identifying funding sources to subsidize new units dedicated to those with extremely lo, very low, or low incomes.	2017	Establish subsidy program within two years of Housing Element adoption.
Program 3.5: Incentivize Deed-Restricted Second Units	Amend the Zoning Ordinance to create development incentives, such as a floor area bonus, to encourage the development of deed-restircted units affordable tovery low and exceptionally low income households. Facilitate the creation of fifteen (15) second units during the planning period.	2016	Consider amendments to the Zoning Ordinance within one year of Housing Element adoption.

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Program 3.6: Prepare information and Conduct Outreach on Housing Issues	Update outreach materials such as handouts, material for posting on City websie, and presentation material. Revise City website to make information more easily accessible.	2015-2023	Update housing materials and website by 2023.
Program 3.7: Establish an Affordable Housing Fee for New Market Rate Housing, Remodeling and Additions.	Evaluate establishement of fee for residential projects involving one or more units and fees based on square foot basis for major remodels and additions.	2018	Conduct fee nexus study and explore feasiblity of Ordinance adopton by 2018.
Program 3.8: Adopt a Housing Trust Fund Ordinance and Operating Procedures	Adopt a Housing Trust Fund Ordinance that includes the requirement to utilize a certain percentage of the Affordable Housing Fee to meet the housing needs of extremely low income households.	2018	Adopt Ordinance and operating procedures by 2018
Program 3.9: Seek Federal and State Funds for Qualifying Deveopment Projects.	Identify and secure State and/or Federal funding to supplement local support for the creation of new units affordable to extremely low income households.	2015-2023	2015-2023 as new applications for multi-family units are received.

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Program 4.1: Engage in Countywide Efforts to Address Homeless Needs	Assist in addressing emergency shelter needs in a comprehensive, countywide manner under the leadreship of Marin County.	2015-2023	Staff continues to work with Marin County on housing issues, including emergency housing.
Program 4.2: Assure Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities.	Facilitate interaction between the operators of special needs facilites and the neighbors whenever necessary.	2015-2023	on-going
Program 4.3: Create Home Sharing and Tenant Matching Opportunities	Continue City's relationship with the Marin Housing Authority to promote this effot.	2015-2023	Staff continues to work with MHA and supports its homesharing and tenant matching programs.
Program 4.4: Parking Reductions	Utilize the SC-H overlay as a mechanism to relax parking standards for units dedicated for use by seniors or disables individuals. Provide parking reduction for affordable projects through State density bonus provisions.	2015-2023	Staff continues to make available the SC-H Zoning Overlay for parking reductions for affordable housing and senior housing.

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Program 4.5: Fee Reductions for Affordable Housing	Consider formal amendment to City Fee Schedule to reduce fee amounts for new units dedicated to lower income households, including a commitment from the City to waive 100 percent of the application processing (planning) fees for developments in which at least five percent of units are affordable to extremely low-income households.	2016	Consider adoption of resolution and amendment to Fee Schedule within one year of Housing Element Adoption.
Program 4.6 Assist in Effective Use of Available Rental Assistance Programs	Continued use of rental housing programs at current funding levels	2015-2023	not completed at this time
Program 4.7: Streamline Permit Processing for Multi-family Rental Projects	Expedite the permit processing timeframe for new multi-family rental projects (those that do not involved the subdivision of land) and aim to recude the typical processing time from 48 to 24 weeks.	2015-2023	not completed at this time

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Program 4.8: Modify Parking Requirement for Emergency Housing	Adopt and Ordinance as appropriate to modify the existing parking requirement of one off-street parking space for every shelter bed.	2016	Adopt ordinance by May 2016
Program 5.1: Energy Conservations, Smart Growtha nd Sustainable Design	Coordinate with the Marin Housing Authority and PG&E to make available loan programs to eleigible owner- and renter-	2015-2023	Staff continues to implement CC Resolutions 2010-15 & 2010-16.
Program 6.1: Respond to Housing Discrimiation Complaints	Continue to refer discrimination complaints to the appropriate legal service, county, or state agency.	2015-2023	On-going as needed

General Comments:

Quantifiable 2015-2023 Objectives: Housing Construction 16 units (Four Very Low -- includes two Extremely Low, three Low, four Moderate, and five Above-Moderate income units) Housing Rehabilitation: As needed. There has not been a documentable need in Belvedere in the past, but the City is committeed to continuing the program and promoting it during the next Housing Element cycle. Housing Conservation: As Initiated by homeowners.