City of Larkspur

400 Magnolia Avenue, Larkspur, California 94939
Telephone: (415) 927-5110 Fax: (415) 927-5022
Website: www.cityoflarkspur.org

March 22, 2012

Glen Campora, Assistant Deputy Director
Housing Policy Development
Department of Housing and Community Development
P.O. Box 952053
Sacramento, CA 94252-2053

Re: City of Larkspur's Calendar Year 2011 General Plan and Housing Element Annual Report

Dear Mr. Campora:

The City of Larkspur is pleased to submit its Calendar Year 2011 Housing Element Annual Report. The Report was reviewed by the Larkspur City Council at their March 21, 2012 meeting.

Please contact me at (415) 927-5025 if you have any questions regarding the report.

Sincerely,

Housing Policy Department
Received on:
MAR 2 8 2012

Anne Moore
Interim Planning Director

Enclosure

cc: State Housing & Community Development Department
Dan Schwarz, City Manager

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Larkspur (County of Marin)

Mailing Address: 400 Magnolia Ave.
Larkspur, CA 94939

Contact Person: Neal Toft Title: Senior Planner

Phone: (415) 927-6713 FAX: (415) 927-5022 E-mail: ntoft@cityoflarkspur.org

Reporting Period by Calendar Year: from 01/01/2011 to 12/31/2011

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 Larkspur

Reporting Period 1/1/2011 - 12/31/2011

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	
1122 Magnolia Ave.	SU	O			1		1	1	n/a	n/a	The live/work unit will be occupied by the owner of the facility at no cost. Affordability based on the average market rate cost for a similar sized unit in the City.
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	3	3	3			
(10) Total by income Table A/A3 ► ►			0	0	1	3	1	4			
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

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Reporting Period 1/1/2011 - 12/31/2011

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	
No. of Units Permitted for **Above Moderate**	3					3	3

* Note: This field is voluntary

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Jurisdiction City of Larkspur

Reporting Period 1/1/2011 - 12/31/2011

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	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	90		24								24	66
	Non-deed restricted												
Low	Deed Restricted	55											53
	Non-deed restricted			1	1							2	
Moderate	Deed Restricted	75											69
	Non-deed restricted		2		1	2	1					6	
Above Moderate		162	2	7	5	2	3					19	143
Total RHNA by COG. Enter allocation number:		382	4	32	7	4	4					51	331
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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Reporting Period 1/1/2011 - 12/31/2011

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**
Sense of Community and Creation of Successful Partnerships (H1.A-H1.B)	Build public understanding of housing issues. Work with local agencies to formulate agreed upon best practices and common regulations.	Ongoing	The City continues to actively implement these programs to help build public awareness of housing issues. The City participates in the Marin Housing Workbook process to formulate countywide best practices in housing policy.
Equal Housing Opportunities (H2.A-H2.D)	Promote equal housing opportunities for all persons and assure effective application of fair housing law.	Ongoing	The City continues to actively implement these programs to resolve fair housing complaints, provide equitable public services, and enforce fair housing laws.
Housing Design (H3.A)	Assure that new housing is well-designed and of an appropriate scale to enhance our neighborhoods and community as a whole.	Ongoing	The City continues to actively implement the family housing design criteria, including providing a variety of housing types in development proposals.
Existing Housing and Neighborhoods Preservation (H4.A-H4.C)	Protect and enhance the existing housing supply and ensure that existing affordable units are conserved.	Ongoing	The City continues to actively implement these programs and work towards preserving and enhance the existing affordable housing supply.
Housing and Jobs Linkage (H5.A)	Promote the creation of housing near the workplace and, if it makes sense in the future, establish non-residential use contributions to affordable workforce housing.	Ongoing	The City continues to work with business owners and other local agencies to determine possible locations for workforce housing, as opportunities arise. In the past, the City has discussed workforce housing with the College of Marin. However, the College currently plans to build additional classroom facilities on the parcel it owns in the City.
Variety of Infill and a Balance of Housing Choices (H6.A-H6.E)	Maintain a diverse population by providing a variety of housing types.	Ongoing	As applications are submitted, the City continues to implement these programs, including encouraging innovative design and a variety of housing types in project applications.

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Reporting Period 1/1/2011 - 12/31/2011

Facilitate Development at Potential Hosing Opportunity Sites (H6.F)	Facilitate the construction of affordable housing at key sites in the City.	Dec-11	The Citizen Advisory Committee for the General Plan Update began meeting in August of 2010 and continued to meet throughout 2011. City staff has prepared an Administrative Draft General Plan incorporating CAC recommendations, including recommendations to facilitate the construction of affordable housing. Staff anticipates presenting the Draft General Plan and the CAC's findings and policy recommendations to the Planning Commission and City Council at the end of 2012.
Implement Actions to Address Remaining Very-Low Income Housing Need (H6.G)	Provide very low-income housing.	Ongoing	The City continues to work with developers as applications are submitted. The key sites for very low-income housing have been appropriately zoned to allow for such development.
Implement Actions of north Magnolia Avenue and other Commercial Zoned lands. (H6.H)	Provide mixed used housing in the north Magnolia area and other commercial areas.	Dec-11	See status above for H6.F
Implement Actions for the Tiscornia Winery Site and McLaren Property (potential housing sites) (H6.I)	Promote development of a variety of housing types on those two housing opportunity sites.	Ongoing	The City has worked with the owners of the two properties over the past several years to encourage the development of housing on the sites.
Implement Actions for North of Corte Madera Creek- the Bon Air Center (potential housing opportunity site) (H6.J)	Promote mixed-use development at the Bon Air Center.	Jul-13	The City continues to have a dialogue with the Center's owners to discuss the potential for housing at the site.
Promote Redevelopment of Underutilized Sites (H6.K)	Encourage redevelopment of underutilized sites to provide affordable housing.	Ongoing	The City continues to apply incentives to encourage affordable housing on underutilized sites. Development standard reductions are determined by the Planning Commission on a project basis.
Enact Density Bonus Zoning and Other Incentives (H7.A)	Amend zoning to add density bonus regulations.	Apr-11	The City is preparing a draft ordinance that will be presented to the Planning Commission in June of 2011.
Long Term Affordable Housing (H7.B-H7.H)	Provide the City's fair share of very low, low and moderate income housing and ensure its long term affordability.	Ongoing	The City continues to implement these programs to encourage long-term affordability of housing for very low, low, and moderate income households.
Second Dwelling Units (H8.A-H8.B)	Encourage development of second units.	Apr-11	The City Council will reconsider an amnesty program to legalize existing second units in April of 2011.

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Special Needs Housing (H9.A-H9.G)	Provide appropriate housing for special needs groups.	Ongoing	The City continues to apply CA Building Code regulations and other City regulations (including CLASP) regarding adaptability and accessibility. The City Council will review the Reasonable Accommodation Ordinance in March 2012.
Emergency Shelters and Transitional and Supportive Housing (H9.H)	Accommodate City's unsheltered homeless population.	Nov-11	The City amended the A-P zoning district to allow emergency shelters as a permitted use in November 2011 (Ord. 981). The zoning code defines transitional and supportive housing as permitted residential uses.
Needs of Homeless Families and Individuals (H9.I)	Analyze the housing needs of the homeless.	Ongoing	The City participates in the Point-in-Time Count of homeless Marin county residents, which collects various data from those surveyed to help inform homeless housing policies countywide.
Special Needs Support Programs (H10.A-H10.B)	Provide housing assistance for special needs and link to applicable County programs.	Ongoing	The City maintains descriptions of current countywide rental assistance programs and refers interested persons to the Marin Housing Authority and other appropriate agencies.
Funding for Affordable Housing (H11.A-D)	Find creative ways to increase local funding for low income and special needs housing.	Ongoing	Since the initiation of the affordable housing trust fund, all inclusionary units have been provided and consequently no funds have been collected.
Green Building Standards (H12.A-D)	Encourage energy and resource conservation in housing.	Ongoing	The City adopted CAL Green standards and other green building regulations in April 2011.
Effective Implementation and Monitoring (H13.A-H13.C)	Achieve affordable housing goals.	Ongoing	The City monitors its Housing Element progress in the Annual Report. The City continues to participate in the Marin Housing Workbook process.

General Comments: