



THE CITY OF
NOVATO
CALIFORNIA

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Pat Eklund
Jeanne MacLeamy

City Manager
Michael S. Frank

March 24, 2010

Cathy Creswell
HCD
1800 Third St., Suite 430
Sacramento, CA 95811



Dear Ms. Creswell:

Please find attached the 2010 City of Novato Annual Report on Housing. Also attached is the City Council Agenda as documentation that it was heard by the Council.

Please call me at 415.899.8257 if you have any questions.

Sincerely,

Tim Wong
Housing Coordinator

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Novato
 Reporting Period 1-Jan-10 - 31-Dec-10

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 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 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						
Citywide		O				17		0				
(9) Total of Moderate and Above Moderate from Table A3						0	0					
(10) Total by Income Table A/A3						17	0					
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

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

Jurisdiction City of Novato
Reporting Period 1-Jan-10 - 31-Dec-10

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 which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	4			4	Through Main Housing CDBG Rehabilitation Program
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	4	0	0	4	

* 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)**

No. of Units Permitted for Moderate	Activity Type					6. Total	7. Number of Infill units*
	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes		
No. of Units Permitted for Above Moderate	172					172	

* Note: This field is voluntary

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Jurisdiction City of Novato
Reporting Period 1-Jan-10 - 31-Dec-10

Table B

Regional Housing Needs Allocation Progress

Approved Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level									Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level	RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	2014	Year 9			
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Dead												
	Restricted Non-deed restricted	32	22	61							115	160	
	Dead												
Low	Restricted Non-deed restricted	2	15								17	154	
	Dead												
	Restricted Non-deed restricted										1	220	
Moderate	Dead		1										
	Restricted Non-deed restricted											220	
Above Moderate		171	246	13	1						431	143	
Total RHNA by COG		574											
Enter allocation number:		1,241											
Total Units		205	284	74	1							564	677
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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Jurisdiction City of Novato

Reporting Period 1-Jan-10 - 31-Dec-10

General Comments:

Housing Element Update report: The City has established the City Manager's Housing Working Group in December 2010. The main purpose of the 21 member group is to develop recommendations that: 1) identify housing opportunity sites; 2) address affordable housing challenges; 3) identify the benefits associated with existing and future affordable housing sites; 4) determine how the City and its citizens can influence State and regional housing policies that affect Novato and 5) address other housing policy issues. A workplan was developed for the group and is attached for reference. They have had a series of educational meetings and appear to be on target with the workplan and will be moving into the recommendation phase shortly.

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5. 2010 ANNUAL HOUSING REPORT

Consider receiving and filing the 2010 Annual Housing Report

Recommendation: Receive and file report.

6. MARGARET TODD SENIOR CENTER EMERGENCY GENERATOR - NOTICE OF COMPLETION

Consider accepting the project as complete and authorizing the City Manager to sign the Notice of Completion for the Margaret Todd Senior Center Emergency Generator project (CIP Project No. 11-009).

Recommendation: Accept the project as complete and authorize the City Manager to sign the Notice of Completion.

7. MARGARET TODD SENIOR CENTER HVAC NOTICE OF COMPLETION

Consider accepting the project as complete and authorizing the City Manager to sign the Notice of Completion for the Margaret Todd Senior Center HVAC Project, CIP Number 11-010.

Recommendation: Accept the project as complete, and authorize the City Manager to sign the Notice of Completion.

8. STREET PAVEMENT REHABILITATION 2011 AND MEASURE A GROUP 3 PAVEMENT REHABILITATION CONTRACT 1 – CONSTRUCTION CONTRACT AWARD

Consider awarding a construction contract for the Street Pavement Rehabilitation 2011 and Measure A Group 3 Pavement Rehabilitation Contract 1 – Roadway Preparation and Concrete Work project, CIP Project Nos. 11-002 and 11-016 in the amount of \$289,720, plus ten percent (10%) contingency allowance of \$28,972, totaling \$318,692, to Fieldstone Construction Company as the lowest responsible bidder.

Recommendation: Award construction contract to Fieldstone Construction Company.

9. DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL GRANT

Consider adopting resolution to submit a \$13,133 grant proposal to the Department of Alcoholic Beverage Control (ABC) Grant Assistance Program