



THE CITY OF  
NOVATO  
CALIFORNIA

922 Machin Avenue  
Novato, CA 94945  
415/899-8900  
FAX 415/899-8213  
[www.novato.org](http://www.novato.org)

Mayor  
Jeanne MacLeamy  
Mayor Pro Tem  
Pat Eklund  
Councilmembers  
Denise Athas  
Madeline Kellner  
Eric Lucan

City Manager  
Michael S. Frank

May 20, 2015

✓ TB

Lisa Bates, Deputy Director  
Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

RE: Annual Housing Element Progress Report for 2014

Dear Ms. Bates:

Pursuant to Government Code Section 65400(a)(2), attached please find the City of Novato Annual Housing Element Progress Report for 2014. The Progress Report was reviewed by the Novato Planning Commission at its regularly scheduled hearing of May 4, 2015, and by the Novato City Council at its regularly scheduled hearing of May 19, 2015.

Please call me at 415.899.8940 if you have any questions.

Sincerely,

Hans Grunt  
Senior Planner

Attachments:

1. HCD submittal cover form, filled-out
2. City of Novato Annual Housing Element Progress Report for 2014

Housing Policy Department  
Received on:

MAY 27 2015

# Department of Housing and Community Development

## ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Novato

Mailing Address: 922 Machin Avenue, Novato, CA 94945

Contact Person: Hans Grunt      Title: Senior Planner

Phone: (415) 899-8940      FAX: (415) 899-8217      E-mail: [hgrunt@novato.org](mailto:hgrunt@novato.org)

Reporting Period by Calendar Year: from January 31, 2014 to      December 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

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction: Novato  
 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 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Income			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	
1112 Fourth Street (Habitat for Humanity)	SF	O		10		10	10					
APN 140-091-22	SU	R	1			1	1					
840 McClay Rd					1	1		Affordable Housing Agreement		Second unit survey		
(9) Total of Moderate and Above Moderate from Table A3				10		10						
(10) Total by Income Table A/A3			1	10	0	19	19					
(11) Total Extremely Low-Income Units*					1	19	19					

\* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: Novato  
Reporting Period: 1/1/2014 - 12/31/2014

**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 is 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				TOTAL UNITS	(4) The Description should adequately document how each unit complies with (c)(7) of Government Code Section 65583.1	subsection
	Extremely Low-Income*	Very Low-Income	Low-Income				
(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	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)**

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	0						0
19						19	19

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction Novato  
 Reporting Period 1/1/2014 - 12/31/2014

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 Non-deed restricted	111	1									1	110
Low	Deed												
	Restricted Non-deed restricted	65	10									10	55
Moderate	Deed												
	Restricted Non-deed restricted	72	1									1	71
Above Moderate		167	19									19	148
Total RHNA by COG. Enter allocation number:		415											
Total Units			31									31	384
Remaining Need for RHNA Period													

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

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction Novato  
 Reporting Period 1/1/2014 - 12/31/2014

Table C  
 Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	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.	
			Status of Program Implementation	
1.A Prepare Information and Conduct Community Outreach Activities on Housing Issues	Prepare materials and conduct outreach	Prepare materials by July 2015 and ongoing	The City Council and Planning Commission held several public meetings throughout 2014 to review and adopt the updated Housing Element, including three public workshops on April 28, June 2 and June 10, 2014, to receive input on the revised draft Housing Element, and Planning Commission and City Council hearings on October 20 November 18, 2014, respectively, to adopt the Housing Element	
1.B Collaborate on Inter-Jurisdictional Strategic Plan for Housing	Collaborate with other jurisdictions on affordable housing strategies	As major inter-jurisdictional issues and opportunities arise	The City adopted a reduced entitlement fee for Junior Accessory Dwelling (JAD) units at \$374, one half the entitlement fee for an Accessory Dwelling Unit, and exempted JADs from City impact fees, which were \$7,309 for an accessory dwelling unit in 2014. The City Council is currently encouraging the utility districts to reduce their connection fees for JAD units.	
1.C Undertake Coordinated Lobbying Efforts on State Legislation	Improved local control of housing solutions	Ongoing	The City Manager's office and City Council work with the League of California Cities and State Assembly representation to effect changes in State legislation that impacts local housing objectives and the City's regional housing needs allocation (RHNA).	
2.A Require Non-discrimination Clauses	Implementation of fair housing laws	Ongoing	Non-discrimination clauses are included in the 351 Meadow Park Resale Restrictions and via recorded agreement with new apartment development that receives City assistance. The City works closely with Fair Housing Marin to ensure non-discrimination in the City.	
2.B Respond to Complaints	Implementation of fair housing laws	Ongoing	City staff responds to all complaints in a timely fashion. City works with Fair Housing Marin as part of its efforts to prevent discrimination.	
3.A Prepare Multi-family Housing Design Criteria	Develop design criteria for multifamily housing	June 2015	Section 19.34.124 of the Zoning Ordinance includes specific design criteria for multi-family housing. Revision or expansion of design criteria has not yet been implemented.	
3.B Update Parking Standards	Facilitate development of infill, transit-oriented, and mixed use development	December 2015	Not yet implemented	

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction Novato

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

4.A Promote Solar Design	Opportunities for new solar installations	Ongoing	Pursuant to Section 19.20.110 of the Zoning Ordinance, all projects requiring discretionary approval are reviewed for opportunities to incorporate passive and/or active solar solutions e.g. street and lot layout, building siting, setbacks, building design, etc.  In November 2013, the City adopted the 2013 California Green Building Standards Code ("CALGreen") with local amendments adopting CALGreen Tier 1 requirements for new construction only. These measures incorporate greener building standards related to planning and design, water efficiency, and conservation, material conservation and resource efficiency, and environmental quality. The City is now implementing Tier 1 standard requirements for energy efficiency to new construction.
4.B Implement "Green" Building Standards and Processes	Construction of energy-efficient buildings	Ongoing	A task force including City Police Dept. and Community Development Dept. staff implements the "Crime-Free Multi-Family Housing Program"—the first of its kind in Marin County—to assist property owners and managers of multifamily housing through education and resources in ensuring that their residents and their properties are safe and crime-free. This program is ongoing. Staff is currently developing regulatory options for consideration by the Planning Commission and City Council.
5.A Ensure Adequate Tenancing, Management, and Safety for Multi-family Housing	Tenancing and management regulations and procedures	December 2014 Ongoing	Through the City's website, the Building Division maintains information about building and fire code enforcement to ensure compliance with basic health and safety building standards.  The City continues to work with the Marin Housing Authority to make residential rehabilitation loan programs available to eligible owner and renter households. The City continues to participate in CaliforniaFirst, an AB 811 program that enables property owners to finance energy efficiency and renewable energy projects as an assessment on their property tax bills.
5.B Link Code Enforcement with Public Information Programs	30 loans from available programs to very low-income households by 2023	Ongoing	Ordinance not yet adopted.
5.C Implement Rehabilitation and Energy Loan Programs	30 loans from available programs to very low-income households by 2023	Ongoing	Consider Ordinance by June 2015; other activities would be ongoing
5.D Modify the City's Condominium Conversion Ordinance	Amend Condominium Conversion Ordinance	Ongoing	The City maintains an Affordable Housing Database. It is an ongoing database that currently includes location, number of units, clientele, etc.
5.E Inventory Affordable Housing	Preservation of affordable housing units	Ongoing	The City of Novato contracts with Hello Housing, a nonprofit organization, to administer its Below Market Rate Homeownership Program City-wide. The City receives regular compliance reports from Creekside and Bay Vista affordable apartments at Hamilton.
5.F Maintain Existing Affordable For-Sale and Rental Housing	Preservation of affordable housing units	Ongoing	

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction Novato  
 Reporting Period 1/1/2014 - 12/31/2014

5.G Preserve At-Risk Units	Conserve 52 affordable units at Marin Handicapped 5, Stonehaven, Dante House, Lamont House and Olive Avenue Apartments	Prior to expiration of federal subsidies; ongoing	In 2014, City staff contacted the housing providers of at-risk developments. The providers stated that their HUD contracts were in full force and that, as non-profit agencies dedicated to providing affordable housing to their clients, they intend to renew contracts as necessary in the future. Two developments, Dante House and Lamont House, have annual Section 202/811 contracts. Both developments are owned by The Cedars of Marin, a non-profit provider of housing for people with developmental disabilities. The Cedars have stated that they intend to renew their annual contracts and preserve the affordable housing for their clients. The City's website provides links to Federal, State and local resources to assist at-risk units.
5.H Provide Assistance to Homeowners of Below Market Rate Units	Preservation of 405 BMR units	Ongoing	The City of Novato contracts with Hello Housing, a nonprofit organization, to administer its Below Market Rate Homeownership Program City-wide. Hello Housing provides comprehensive resale and refinance assistance, and coordination with mortgage assistance programs. The City, through its website, provides a link to Hello Housing.
5.I Support Volunteer Efforts	Maintenance of existing housing	Ongoing	The City of Novato and the County of Marin entered into a Cooperative Agreement, in accordance with the Housing and Community Development Act of 1974, as amended, in order to jointly undertake community development and housing assistance activities. This cooperative agreement covers both the CDHG program and the HOME program. The City receives an annual allocation from the County to help fund a variety of projects and services that benefit low income households.
5.J Preserve Mobile Home Parks	Preserve mobile home parks	Ongoing	The City reviewed and approved the Marin Valley Mobile County Club budget in July 2014. Improvements planned for 2015 include upgrading two pump stations, a slope stability project, and ADA clubhouse improvements. The City's rent control ordinance restricts annual rent increases to 100% of CPI, thereby preserving the ongoing affordability of the units.
5.K Regulate Displacement of Residential Units	Regulate removal or displacement of units	Ongoing	The Community Development Department administers applicable State laws to the removal or displacement of residential units on an as-needed basis. The Department reports, annually, to the Department of Finance on the removal, if any, of existing residential units.
6.A Identify Existing Employee Housing Opportunities	Increase housing opportunities for local employees	Ongoing	The City is working with the Buck Institute on a 130-unit housing development plan to be available to Institute employees.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction Novato

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

6.B Promote Zoning for Live/Work Opportunities	Increase housing opportunities for local employees	December 2015 and ongoing	The City's Zoning Ordinance recognizes live/work projects as a permitted use in Business and Professional Office Districts, General Commercial Districts, Downtown Core Retail and Business Districts, Commercial/Industrial Districts, and Light Industrial/Office Districts.
6.C Transit-Oriented Development Incentives	Provide incentives for transit-oriented development	Evaluate zoning ordinance amendments by June 2015	Pursuant to Program 6.C the City, upon request, will evaluate and consider incentives such as parking reductions, off-site parking and transit impact fee reductions to benefit transit-oriented residential development based on criteria including, but not limited to, proximity to transit services(s), integration of transit facilities and services, unit affordability and high-quality design. An evaluation of possible formal amendments to the Zoning Code to incentivize transit-oriented development has not yet been prepared.
7.A Encourage Co-Housing, Cooperatives, and Similar Collaborative	Development of co-housing opportunities	December 2015 and ongoing as opportunities arise	On an ongoing and as-needed basis the Community Development Department works with developers interested in multi-family housing that includes co-housing amenities including, but not limited to, group dining facilities and similar common facilities.
7.B Facilitate Homesharing and Tenant Matching Opportunities	Create homesharing opportunities	December 2015 and ongoing	Planning staff regularly refer inquiries about homesharing to Homeward Bound of Marin, the chief provider of transitional and long-term housing and support services for the City and the County of Marin.
7.C Zone and Provide Appropriate Standards for SRO Units	Amend municipal code; development of housing for extremely low income households	December 2015	Not yet implemented.
7.D Housing Opportunities on School District Properties	Development of affordable housing	As surplus properties become available	Staff has reviewed the possibilities for developing school properties for housing but no formal project proposals were developed in conjunction with Novato School District representation.
7.E Implement Transfer of Development Rights (TDR)	Facilitate affordable housing development	Ongoing	If proposed, the Community Development Department will evaluate projects including a transfer of development rights on a case-by-case basis for action by the appropriate decision-making body - typically City Council following a recommendation by Planning Commission.
7.F Assist in the Rehabilitation and Production of Housing for Extremely Low-Income (ELI) Households	Facilitate and incentivize ELI housing rehabilitation and production	Ongoing	In September 2014 the City waived development impact fees and the residential development tax for Homeward Bound's Orma Village development, which contain 14 ELI family units and was approved in 2013. The amount of the fees waived totalled \$201,148, or an average of \$14,367 per unit. The City's website provides links to Federal, State and local resources that assist in the rehabilitation and development of housing for ELI households.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Novato

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

8.A Apply Mixed Use Development Standards and Incentives	Development of mixed use housing	Ongoing	The Community Development Department evaluates and applies/recommends, as appropriate, pursuant to existing zoning exceptions and/or "relaxed" development standards e.g. increased floor area ration (FAR) from 1.2 to 2.0 for mixed use developments that include housing within the Downtown Core Retail and/or Business Districts, and up to a 30% increase to maximum building height pursuant to 19.20.070 (C) for mixed use developments that incorporate housing.
8.B Potential Mixed Use Sites	Amend municipal code	June 2015	Not yet implemented.
9.A Facilitate Development at Housing Opportunity Sites, Including Vacant and Underutilized Properties in the Downtown Area	Facilitate affordable housing development	Ongoing and as opportunities arise	In July 2014, the City approved a final map for the Fourth Street Single Family Homes subdivision, which will provide 10 single family homes for low income households. The City also recommended the project receive CDBG funding.
9.B Implement Actions and Incentives to Address Remaining Lower Income Housing Need	Facilitate development of 202 to 303 units affordable to lower income households	Ongoing	No development proposals were submitted for Affordable Housing on Sites #1 and 2.
9.C Seek Increased Multi-family Housing Opportunities	Facilitate affordable housing development	Ongoing	Ongoing as opportunities are identified.
9.D Apply CEQA Exemptions and Expedited Review	Facilitate affordable housing development	As opportunities arise	Opportunity for application of CEQA exemptions for infill housing are consistently considered by Planning staff for the City.
9.E Facilitate Affordable Housing Development Review	Facilitate affordable housing development	Ongoing	Ongoing - as proposals for affordable housing are submitted, Planning staff undertakes, to the extent feasible and adequate for public participation/input, timely review and reporting for Commission(s) and/or City Council action on entitlements. In 2014, the City approved the final map for the Walnut Meadow subdivision, a 12-unit single family development that will provide one unit restricted to moderate income households. The City also approved a final map for the Fourth Street Single Family Homes subdivision, which will provide 10 single family homes for low income households.
9.F Reduced Planning Processing Fees	Facilitate affordable housing development	Evaluate changes by June 2015	An evaluation of fixed fee waiver(s) or reductions for affordable housing on a sliding scale relative to the level of affordability has yet to be conducted. However, based on individual requests, the City Council has, on a case-by-case basis, authorized reductions in development impact fees for affordable housing developments where funding to offset reductions has been identified. In 2014, the City waived development impact fees and the residential development tax for Homeward Bound's Oma Village development, which contain 14 ELL family units. The amount of the fees waived totaled \$201,148, or an average of \$14,367 per unit.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction      Novato

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

9.G Special District Fees	Facilitate affordable housing development	Evaluate changes by June 2015	City staff has contacted the North Marin Water District and the Novato Sanitary District to lower water and sewer fees for affordable housing, especially second units. In December 2013, following Planning staff contact, the Sanitary District indicated that they are tentatively looking at reducing the connection fee for accessory dwellings less than 750 sf to 75% of the residential fee, which is approximately \$9,000.
9.H Long-Term Housing Affordability Controls	Preservation of affordable housing units	Ongoing	Ongoing - for projects that do not include income restricted units as a condition of entitlement approvals, the City will also impose long term affordability controls. Typically through the reevaluation of an affordable housing agreement. In 2014, the City executed affordable housing agreements for ten low income units and one moderate income single family unit at Fourth St. Single Family Homes located off of Fourth St. and Walnut Meadow located off of McClay Road respectively.
10.A Work With an Affordable Housing Management Entity	Construction and preservation of affordable housing	Ongoing	The City of Novato contracts with Hello Housing, a nonprofit organization, to administer its Below Market Rate Homeownership Program City-wide. Additionally, the City receives regular compliance reports from Creekside and Bay Vista affordable apartments at Hamilton.
11.A Modify Accessory Dwelling Unit Development Standards and Fees	Development of at least 24 additional accessory dwelling units by June 2014	December 2015	The City Council is encouraging the utility districts to reduce their connection fees for accessory units.
11.B Adopt Standards and Fees for Junior Second Units	Adopt a Junior Second Unit Ordinance and establish a minimal flat fee with no development impact fee charged	Within one year of adoption of the housing element	In December 2014, the City adopted amendments to the Municipal Code adding Section 19.34.031 providing standards for Junior Accessory Dwelling Units. The current fee for a Junior Accessory Dwelling Unit is \$374, one half the Accessory Dwelling Unit fee. Junior Accessory Dwelling Units are exempted from impact fees, which were \$7,309 for an accessory dwelling unit in 2014. The City Council is encouraging the utility districts to reduce their connection fees for junior accessory dwelling units.
12.A Assure Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities	Facilitate good neighborhood relations and encourage public outreach	Ongoing	The City closely monitors the relationships between the transitional units and Meadow Park homeowners. The service provider of the City's homeless shelter has done an excellent job in the management of its facility. When there is an issue, it is quickly dealt with.
12.B Amend the Municipal Code to Allow Farmworker Housing as a Permitted Use in the Agricultural District	Amend municipal code	Within one year of adoption of the housing element	Not yet implemented.

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

Jurisdiction Novato  
Reporting Period 1/1/2014 - 12/31/2014

13.A Assist in the Effective Use of Available Rental Assistance Programs	Promote and support rental assistance programs	Ongoing	Ongoing - See Program 5.F. Additionally, in FY 2014-15, the City's Successor Agency to the former Redevelopment Agency provided \$113,616 of financial assistance to the Novato Human Needs Center, which assists lower income people (over 4,000 people annually) and households move towards self-sufficiency through a multitude of programs.
13.B Maintain Programs to Address Homeless Needs	Support programs to address homelessness	Ongoing	The City continues to support the 80-bed New Beginnings Center and Next Key vocational training center with 32 SROs. The City has consistently granted funds, annually, to the Novato Human Needs Center in support of their services. In FY 2014-15, the City's Successor Agency to the former Redevelopment Agency provided \$113,616 of financial assistance to the Novato Human Needs Center.
13.C Conduct Outreach for Developmentally Disabled Housing and Services	Support programs to address needs of the developmentally disabled	By December 2015 and ongoing	Ongoing - The Community Development Department and Planning staff coordinate/refer assistance inquiries on a regular basis to Golden Gate Regional Center and the Marin Housing Authority. The City's website has not yet been updated to incorporate service provider information for developmentally disabled housing and services.
14.A Maintain and Develop Local Sources of Funding for Affordable Housing	Development of affordable housing	Ongoing	<ul style="list-style-type: none"> <li>• The City maintains an Affordable Housing Programs fund that manages funds for affordable housing, a loan program for low and moderate household first-time homebuyers, and senior affordable housing.</li> <li>• The in-lieu fees, when required, have been increased. Depending on the size of the development, the fee ranges from \$16,816 per dwelling unit for a 1-10 unit development to \$33,631 per unit for a 20+ unit development.</li> <li>• Approximately \$146K of CDBG funds are allocated to the City as part of Marin County's CDBG allocation. The City of Novato has a cooperation agreement with the County for the administration of CDBG funds. Although the funds are allocated through the County, the City Council determines which organizations to fund.</li> </ul>
14.B Seek Funding Resources	Development of affordable housing	Ongoing	<ul style="list-style-type: none"> <li>• The City has increased its affordable housing in-lieu fee.</li> <li>• City staff constantly explores different Federal and State resources to help fund potential affordable housing opportunities.</li> </ul>
14.C Coordinate Funding Among Development Proposals	Development of affordable housing	Annually and ongoing	As affordable housing development becomes more complex, the City continues to coordinate with other lenders to accommodate all their respective requirements.

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction Novato  
Reporting Period 1/1/2014 - 12/31/2014

15.A Conduct an Annual Housing Element Review	Annual review of the housing element	Ongoing	An annual report was submitted to the State Department of Housing and Community Development and the Governor's Office of Planning and Research on March 26, 2014. Housing element goals, policies and programs were further reviewed during the update of the 2007-2014 housing element.
15.B Update the Housing Element Regularly	Timely update of the housing element	Ongoing	The City adopted a housing element update for the 2015-2023 planning period on November 18, 2014.

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

Jurisdiction Novato  
Reporting Period 1/1/2014 - 12/31/2014

General Comments: