Department of Housing and Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Town of Ross

Mailing Address: P.O. Box 320, Ross, CA 94957

HOUSING POLICY
DEVELOPMENT, HCD
APR 12 2011

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Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

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 Town of Ross

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	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	
073-311-02	SU			1			1				Determined affordability level by assessing market rental rates for comparably sized second units.
073-041-32	SU			1			1				Determined affordability level by assessig market rental rates for comparably sized second units.
(9) Total of **Moderate and Above Moderate** from Table A3 ►					0	0	0				
(10) Total by income Table A/A3 ► ►				2							
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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

Jurisdiction Town of Ross

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 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**						0	

* Note: This field is voluntary

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

Jurisdiction Town of Ross

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

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						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	8	0	0	0	0							6
	Non-deed restricted		0	2	0	0						2	
Low	Deed Restricted	6	1	0	0	0						1	3
	Non-deed restricted		0	0	0	2						2	
Moderate	Deed Restricted	5	0	0	0	0							4
	Non-deed restricted		0	1	0	0						1	
Above Moderate		8	0	0	0	0							8
Total RHNA by COG. Enter allocation number:		27	1	3		2						6	21
Total Units ► ► ►													
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 Town of Ross

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

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**
Prepare Information and Conduct Outreach on Housing issues	Handouts, Town website, and presentation material	ongoing	Two public hearings were held on the draft housing element in October and November of 2010. The draft housing element and associated staff reports were posted on the Town's website, and the results of the public hearings were reported in the Town's monthly newsletter, which is distributed by email and posted on the Town's website. The Town also provides printed copies of the newsletter at Town Hall and the Post Office. The Town Council adopted the 2009-2014 Housing Element in November 2010.
Collaborate in an Inter-Jurisdictional Strategic Plan for Housing	Coordination with other jurisdictions on housing matters.	ongoing	Town staff participated in three cross-jurisdictional planning sessions to develop policies and programs for the housing element. The Town also worked with other Marin jurisdictions on the development of green building practices through participation in the Marin Energy and Climate Partnership.
Disseminate Fair Housing Information	Provide information on fair housing and assure effective implementation and enforcement of anti-discrimination policies.	ongoing	Fair housing information is available at Town Hall.
Respond to Fair Housing Complaints	Respond to discrimination complaints	ongoing	The Town received one fair housing complaint from the U.S. Department of Housing and Urban Development. The Town responded and HUD dismissed the complaint.
Housing Design Review	Protection of existing housing	ongoing	The Town continued implementation of Chapter 18.41 of the Ross Municipal Code and provided an advisory design review process for interested applicants.
Enforce Zoning and Building Codes	Protection of existing housing	Ongoing	The Town continued to enforce zoning and building codes.
Implement Rehabilitation and Energy Loan Programs	Three loans provided to rehabilitate very low and low income housing during the planning period	ongoing	The Marin Housing Authority has not yet responded to the Town's request for information on the number of loans, if any, provided to Ross residents during 2010.
Review Hillside Lot Ordinance	Revise Hillside Lot Ordinance	July 2010	Completed. Ordinance adopted on August 12, 2010. The new ordinance clarifies the definition of slope calculation and other regulations; e.g., the hillside floor area ratio is now a mandatory regulation and no longer a guideline. The new ordinance provides more clarity to the applicant and should reduce the time it takes to approve new hillside lot development.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction Town of Ross

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

Facilitate Development at High-Opportunity Housing Sites	Encourage development of six affordable units, one affordable to very low income households and three affordable to low income households.	Municipal code amendments within one year of housing element adoption. Housing development by June 2014.	Municipal code amendments have not yet been completed as the housing element was adopted in November 2010. The Town did not receive any applications for multi-family development at the identified high opportunity housing sites.
Implement Actions for Town-owned property at 37 Sir Francis Drake Boulevard.	Strive to achieve 2 units affordable to very low income and 2 units affordable to low income households.	June 2014	Not completed. Housing element was adopted in November 2010.
Amend the Municipal Code to Encourage Multi Family Housing in the Commercial and Civic Districts	Modify parking requirements, establish development standards, and remove use permit requirements.	November 2011	Not completed. Housing element was adopted in November 2010.
Amend the Municipal Code to Allow Single Room Occupancy Units in the Commercial District	Amend zoning ordinance. Provide housing for four extremely low income households.	November 2011	Not completed. Housing element was adopted in November 2010.
Amend the Municipal Code to Permit Transitional and Supportive Housing	Amend municipal code. Provide housing for four extremely low income households.	November 2011	Not completed. Housing element was adopted in November 2010.
Modify Second Dwelling Unit Development Standards and Permitting Process	Adoption of procedures and requirements for discretionary review of second units; 8 additional second units.	Ordinance adoption by November 2011; second unit development by June 2014.	Not completed. Housing element was adopted in November 2010.
Encourage Legalization of Existing Illegal Units	Legalization of two illegal second units.	June 2014	No units were legalized in 2010.
Require Secondary Dwellings to Be Permitted as a Second Unit, Guesthouse or Caretaker Unit	Four low income second units, three moderate income second units, four very low or exceptionally low income guesthouses/ caretaker units.	June 2014	The Town Council approved one new second unit in 2010.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction Town of Ross

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

Incentivize Property Owners to Deed Restrict Second Units to be Affordable to Very Low Income Households	Adoption of procedures and requirements for incentives to encourage very low second units. 4 very low second units.	June 2011	Not completed. Housing element was adopted in November 2010.
Facilitate Development of Housing for Extremely Low Income Households	Encourage development of four units affordable to extremely low income households.	Ongoing	The Town did not receive any applications for housing projects affordable to extremely low income households.
Adopt a State-Mandated Density Bonus Ordinance	To promote the financial feasibility of development affordable to lower-income households utilizing density bonuses and incentives and concessions.	November 2011	Not completed. Housing element was adopted in November 2010.
Assure Good Neighborhood Relations Involving Emergency Shelters, Residential Care and Other Special Needs Facilities	Good communications and positive relations between providers and residents.	Ongoing	In November, the Town received a use permit request from St. John's Episcopal Church for a temporary homeless shelter for up to 35 homeless men as part of the Marin County Rotating Emergency Shelter program. At St. John's Episcopal Church's request, the use permit application was withdrawn.
Engage in Countywide Efforts to Address Homeless Needs.	Assist in addressing emergency shelter needs in a comprehensive, countywide manner.	Annual participation, as appropriate	In November, the Town received a use permit request from St. John's Episcopal Church for a temporary homeless shelter for up to 35 homeless men as part of the Marin County Rotating Emergency Shelter program. At St. John's Episcopal Church's request, the use permit application was withdrawn.
Utilize and Support Available Rental Assistance Programs	Utilization and financial support of rental housing programs.	Ongoing	Persons interested in rental assistance programs were directed to the Marin Housing Authority. The Town contributed $1,004 to the Rebate for Marin Renters Program In June 2010.
Provide Information on Reasonable Accommodation	Provide information and ensure compliance.	ongoing	Ongoing.
Adopt a Reasonable Accommodation Ordinance	Adopt a Reasonable Accommodation Ordinance.	December 2010	Not completed. Housing element was adopted in November 2010, and program must be completed by November 2011.
Conduct an Annual Housing Element Review	Annual review of the housing element	Annually by April 1st	Annual report to be submitted on April 8, 2011.
Update the Housing Element Regularly	Comprehensive update of the housing element	June 2014	Not completed. Housing element was adopted in November 2010.

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Housing Element Implementation
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Reporting Period	1-Jan-10	-	31-Dec-10

General Comments: