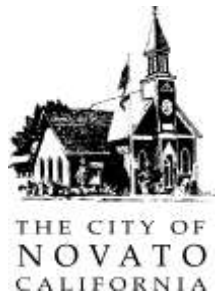


Agenda Item 2

PLANNING COMMISSION STAFF REPORT



MEETING

DATE: April 3, 2017

STAFF: Michelle Johnson, Planner II
(415) 899-8941; mjohnson@novato.org

SUBJECT: **2016 Annual Housing Element Progress Report**

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REQUESTED ACTION

Receive and submit the 2016 Annual Housing Element, (Chapter III of the City's General Plan) Progress Report to the City Council for filing with the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

PROJECT DESCRIPTION

Pursuant to Government Code Section 65400(a)(2) local planning agencies shall provide an Annual Housing Element Progress Report to the City Council, OPR, and HCD by April 1st or within 60 days thereafter, on the implementation status of the City's General Plan Housing Element for the prior calendar year (2016). Novato's Planning Commission serves as the City's planning agency for this purpose.

In 2009, the State developed a standardized Progress Report form for municipalities State-wide to utilize for annual reporting purposes. The following is a quick explanation of the City's completed Progress Report form for 2016:

- Table A is the City's new residential production, by lower income category, for units that were issued a building permit within the calendar year 2016.
- Table A2 is the number of units rehabilitated, preserved or acquired by the City that meet the specific criteria of Government Code Section 65583.1(c)(1).
- Table A3 is the City's new residential production of moderate and above moderate-income units that were issued a building permit within the 2016 calendar year.
- Table B is the City's new residential progress towards meeting the City's 2014-2022 RHNA allocation.
- Table C is the City's narrative of the City's Program Implementation Status of the 2015-2023 Housing Element, adopted on November 18, 2014.

Following City Council receipt of the Housing Element Progress Report, the Report will be sent to OPR and HCD for their review/filing.

RECOMMENDATION

Receive and submit the 2016 Annual Housing Element Progress Report to the City Council.

ATTACHMENTS

1. Annual Element Progress Report, Housing Element Implementation

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

Jurisdiction Novato
Reporting Period 1/1/2016 - 12/31/2016

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 | | | | | |
| 1538 Buchanan St. | SU | R | 1 | | | | 1 | 1 | | | Second unit survey |
| 1635 Novato Blvd. | SU | R | | 1 | | | 1 | 1 | | | Second unit survey |
| 27 Carnoustie Dr. | SU | R | | 1 | | | 1 | 1 | | | Second unit survey |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (9) Total of Moderate and Above Moderate from Table A3 | | | | 0 | 5 | | 5 | 0 | | | |
| (10) Total by income Table A/A3 | | | 1 | 2 | | 5 | 8 | 3 | | | |
| (11) Total Extremely Low-Income Units* | | | | | | | | | | | |

* Note: These fields are voluntary

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

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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 in 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) 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 | | | | | 0 | 0 |
| No. of Units Permitted for Above Moderate | 5 | | | | | 5 | 0 |

* Note: This field is voluntary

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

Jurisdiction Novato
Reporting Period 1/1/2016 - 12/31/2016

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 | 2016 | | | | | | | | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--|---------------------------------|--------------------------------------|
| Income Level | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | | | |
| Very Low | Deed Restricted | 111 | | 14 | | | | | | | | 14 | 93 |
| | Non-deed restricted | | 1 | 2 | 1 | | | | | | | 4 | |
| Low | Deed Restricted | 65 | 10 | | | | | | | | | 10 | 53 |
| | Non-deed restricted | | | | 2 | | | | | | | 2 | |
| Moderate | Deed Restricted | 72 | 1 | 1 | | | | | | | | 2 | 70 |
| | Non-deed restricted | | | | | | | | | | | | |
| Above Moderate | | 167 | 19 | 15 | 5 | | | | | | | 39 | 128 |
| Total RHNA by COG. Enter allocation number: | | 415 | | | | | | | | | | | |
| Total Units | | | 31 | 32 | 8 | | | | | | | 71 | 344 |
| 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
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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 |
| 1.A Prepare Information and Conduct Community Outreach Activities on Housing Issues | Prepare materials and conduct outreach | July 2015 and ongoing | The housing element was adopted on November 18, 2014. Housing informational material related to ADU and JADU's is available online, through media and handouts in the Community Development Department. |
| 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 has provided several other surrounding jurisdictions including Sonoma and Marin Counties with ongoing support, as they considered and adopted new state legislation (SB 1069 & AB 2299) regarding the Junior Accessory Dwelling ordinance; based on the City's model ordinance. |
| 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) that included sending comment letters to ABAG/RHNA on Housing Job Projections for Plan Bay Area. |
| 2.A Require Non-discrimination Clauses | Implementation of fair housing laws | Ongoing | Non-discrimination clauses are included in the 351 Meadow Park Resale Restrictions, local BMR Agreements 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 and acts as the purveyor of BMR units 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
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|--|--|--|--|
| 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 sighting, setbacks, building design, etc. Also see program 5C. |
| 4.B Implement "Green" Building Standards and Processes | Construction of energy-efficient buildings | Ongoing | In Dec 2016, the City adopted the 2016 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. |
| 5.A Ensure Adequate Tenanting, Management, and Safety for Multi-family Housing | Tenanting and management regulations and procedures | December 2014 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. Additionally, in September 2015, the City Council adopted Tenanting, Management and Safety (provisions) for Multi-family Housing, Chapter 4, Division 15 of the Municipal Code. In 2016 the City implemented two Affordable Housing Tenant Management Plans for Oma Village and 801 State Access. This program implementation is now ongoing. |
| 5.B Link Code Enforcement with Public Information Programs | 30 loans from available programs to very low-income households by 2023 | 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. |
| 5.C Implement Rehabilitation and Energy Loan Programs | 30 loans from available programs to very low-income households by 2023 | Ongoing | The City continues to work with the Marin Housing Authority to make residential rehabilitation loan programs available to eligible owner and renter households. In 2015, the City expanded its Property Assessed Clean energy (PACE) financing program offerings to include California Hero, Ygrene, Figtree and CDSA's Open Market PACE. PACE programs enable property owners to finance energy and water efficiency and renewable energy projects as an assessment on their property tax bills. |
| 5.D Modify the City's Condominium Conversion Ordinance | Amend Condominium Conversion Ordinance | Consider Ordinance by June 2015; other activities would be ongoing | Ordinance not yet adopted. |

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Housing Element Implementation

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Jurisdiction Novato
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| 5.E Inventory Affordable Housing | Preservation of affordable housing units | Ongoing | The City maintains an Affordable Housing Database. It is an ongoing database that currently includes location, number of units, clientele, etc. |
| 5.F Maintain Existing Affordable For-Sale and Rental 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, and Warner Creek Senior Housing off Diablo Blvd. |
| 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 2016, 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 CDBG 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 FY 16/17 Marin Valley Mobile Country Club budget. The City's rent control ordinance restricts annual rent increases to 100% of CPI, thereby preserving the ongoing affordability of the units. |

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Housing Element Implementation

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| 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. The City is prepared to work with existing and new employers to identify opportunities to secure housing for their employees. |
| 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 inquires 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 | With the School District, staff has and will continue to review possibilities for developing school properties for housing. To date, no formal project proposals have been developed in conjunction with Novato School District representation. |

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|---|--|------------------------------------|---|
| 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 | The City's website provides links to Federal, State and local resources that assist in the rehabilitation and development of housing for ELI households. |
| 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. Draft General Plan containing Land Use Amendments expanding CDR Land Use designation which includes opportunities for Mixed Use. |
| 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 | The City is currently reviewing applications for Laurel Ridge, 1787 Grant Ave and Landing Court (See 9B). |
| 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 | The City is currently reviewing a formal application for a senior housing apartment project with 130 units with a minimum of 20% affordable to very low and low income senior households on Affordable Housing Opportunity (AHO) site#3 located west of Redwood Blvd. at Black John Rd. Applications for a combined total of 69 condominium homes, including a minimum of 20% affordable to very low and low income households, were recieved for AHO Sites #1 (1787 Grant Ave.) and #2 (Landing Ct.) in early 2015. The City is regularly consulting with developers; who are seeking oppourtunities to develop housing in Novato. |
| 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. |

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|--|--|--|--|
| 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. See 9.B & 9.C above. |
| 9.F Reduced Planning Processing Fees | Facilitate affordable housing development | Evaluate changes by June 2015 | Ongoing. In 2015, the City commenced a waiver of development impact fees for Junior Accessory Dwelling Units (JADU); a fee reduction of approx.\$7,000.00. In 2016 two applications for JADU's and one application for an ADU were processed; taking advantage of the reduced fees. Special Districts are now required to comply with State Law that reduces or eliminates connection fees. See 9.G below for additional fee reductions. |
| 9.G Special District Fees | Facilitate affordable housing development | Evaluate changes by June 2015 | In 2015 North Marin Water District and the Novato Sanitary District agreed to waive fees for second units, reducing development costs by approximately \$26,000, and the Novato Fire Projection District agreed to waive requirements for sprinkler installations. |
| 9.H Long-Term Housing Affordability Controls | Preservation of affordable housing units | Ongoing | Ongoing - for projects that do include income restricted units as a condition of entitlement approvals, the City will also impose long term affordability controls, typically through the recordation of an affordable housing agreement. An affordable housing agreement will be recorded in 2016 for 14 ELI units at Oma Village apartments off Marin Valley Drive and 801 State Access Senior Apartments. |
| 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 Affordable Apartments including Creekside, Bay Vista at Hamilton, Warner Creek, Millworks and the Villas at Hamilton. |
| 11.A Modify Accessory Dwelling Unit Development Standards and Fees | Development of at least 24 additional accessory dwelling units by October 2022 | December 2015 | Ongoing. The City Council is encouraging the utility districts to reduce their connection fees for accessory units and update to comply with the following 2017 State Legislation AB 2299 SB 1069. |
| 11.B Adopt Standards and Fees for Junior Second Units | Development of at least 24 additional accessory dwelling units, including junior second units, by October 2022 | Within one year of adoption of the housing element | Adopted and Ongoing. |

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|---|--|--|---|
| 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 Homeward Bound of Marin and Meadow Park homeowners. The service provider of the City's homeless shelters has done an excellent job in the management of its facilities. 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. |
| 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 2016/17, the City's Successor Agency to the former Redevelopment Agency provided \$120,302 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 2016/17, the City's Successor Agency to the former Redevelopment Agency provided \$120,302 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 is in the process of being updated to incorporate service provider information for developmentally disabled housing and services. |

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| | | | |
|---|--------------------------------------|----------------------------------|--|
| 14.A Maintain and Develop Local Sources of Funding for Affordable Housing | Development of affordable housing | Ongoing | <ul style="list-style-type: none"> • 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. • Housing in-lieu fees, when required, are updated annually. The in-lieu fees vary based on project size e.g. in 2016 for ownership housing the fee was \$17,621 per dwelling unit for a 1-10 unit development and \$35,242 per unit for a 20+ unit development, and for rental housing the fee was \$10,195 per dwelling unit for a 1-10 unit development and \$20,390 per rental unit for a 20+ unit development. • For 2016/17 approximately \$225,494 of CDBG funds were 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 recommends which organizations to fund. |
| 14.B Seek Funding Resources | Development of affordable housing | Ongoing | <ul style="list-style-type: none"> • The City has increased its affordable housing in-lieu fee. • On an as needed basis City staff explores different Federal and State resources to help fund potential affordable housing opportunities. |
| 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. |
| 15.A Conduct an Annual Housing Element Review | Annual review of the housing element | Annually by April 1 of each year | The Housing Element Annual Report was reviewed by the City Council on April 11th, 2017 and submitted to the State Department of Housing and Community Development and the Governor's Office of Planning and Research. |
| 15.B Update the Housing Element Regularly | Timely update of the housing element | Ongoing | The next Housing Element due date is expected to be January 31, 2023. |

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General Comments: