

**APPENDIX B: City of Larkspur
Evaluation of 2010 Housing Element**

Program ID	Objective	Timeframe in H.E.	Achievements/Evaluation	Continue, Modify or Delete and Why
H1.A Gather and Prepare Information and Conduct Outreach on Housing Issues	Coordinate with local businesses, housing advocacy groups, neighborhood groups, and local Chambers of Commerce and participate in the Marin Consortium for Workforce Housing in building public understanding and support for workforce and special needs housing. Gather and, as necessary, prepare informational handouts, provide information on the City's updated website, and continue to refer concerned residents to the City's successful affordable housing developments.	Initiated January 2003; ongoing thereafter	The City's facilitation of the affordable housing component of the Rose Lane development is the most recent example of the successful implementation of this program. Rose Lane has been embraced by the Larkspur community as a valuable asset that provides a mix of market and below-market rate housing for families and seniors and fits aesthetically with the community character. The most effective approach to garnering public support for affordable housing is referring those concerned to projects already completed, including Drake's Way (2009) and Edgewater Place (1991).	Modify. The Marin Consortium for Workforce Housing is no longer operational; refer to "affordable and workforce housing organizations" instead. Change timeframe to "Ongoing."
H1.B Collaborate in an Inter-Jurisdictional Strategic Action Plan for Housing.	Work toward implementing, whenever possible, agreed-upon best practices, shared responsibilities and common regulations to efficiently and effectively respond to housing needs within a countywide framework. The Strategic Action Plan program should be coordinated by the Marin County Affordable Housing Strategist and be available to assist participating cities.	Initiated 2002; ongoing thereafter	During the Plan Bay Area process, the City actively participated on the SCS Countywide Ad Hoc Committee, made of up elected officials and senior staff members, to identify shared areas of agreement and various strategies amongst all Marin communities. Due to new streamlined housing element update process, and the existing foundation of affordable housing strategies built by the 2003 and 2009 Marin Housing Workbooks, an updated Workbook was not prepared for the 2015-2023 planning period. The County has eliminated the position of the Marin County Affordable Housing Strategist.	Modify. Remove reference to the Strategic Action Plan and Marin County Affordable Housing Strategist. Add reference to "As need arises." Change timeframe to "Ongoing."
H2.A Update Ordinances.	Update the zoning code ordinances to be in compliance with any amendment to the Fair Housing Act.	Ongoing, as needed to implement amendments to the Fair Housing	No amendments to the Fair Housing Act have occurred since adoption of the 2010 Housing Element. The city adopted a Reasonable Accommodation Ordinance in compliance with the ADA in 2011 and updated the definitions of	Continue.

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		Act.	Transitional and Supportive Housing to be consistent with the Fair Housing Act and State Housing Element law in January 2015.	
H2.B Respond to Complaints.	The City will refer discrimination complaints to the appropriate legal service, county, or state agency, or Fair Housing of Marin. If mediation fails and enforcement is necessary, refer tenants to the State Department of Fair Employment and Housing or HUD, depending on the nature of the complaint.	As needed.	Both administrative, planning, and building division staff field inquiries or complaints from residents regarding a variety of housing issues. Staff have been trained to refer calls to the appropriate County or non-profit agency based on the nature of the complaint. The City adopted the International Building Maintenance Code in 2014 for the regulation and safe use of existing structures in the interest of the social and economic welfare of the community	Continue.
H2.C Public Information.	The City will maintain brochures and other written material on services, education and information offered by agencies related to discrimination in housing. The material will be available at the Customer Service counter and in the library at City Hall and at other public facilities. It will also be distributed to neighborhood groups and associations and, as appropriate, in community mailings to property owners and residents and to the City website (concurrent with the forthcoming website redesign in early 2011).	Ongoing	The City provides an unusually high proportions of multi-family housing units compared to similarly-sized cities in Marin. The City's website provides links to fair housing resources available in the county. The City also maintains brochures and other handouts regarding housing discrimination and resources at its Customer Service Counter; however, the City is transitioning from paper handouts to online resources only in efforts to reduce paper waste.	Modify. Delete reference to forthcoming website redesign (out-of-date).
H2.D Equitable Public Services.	The City will continue to provide equitable public services throughout the City, including crime prevention, police protection, street lighting, trash collection, recreational facilities and programs, and schools.	Ongoing	The City and Central Marin Police Department implement this program in all public service efforts.	Continue.
H3.A Family Housing Criteria.	Encourage developers to submit proposals that conform to family housing criteria.	Ongoing	The City has worked with the developers of the Rose Lane development (under construction), Drake's Way development (2009), and others to	Continue.

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			ensure housing design that is responsive to the needs of families and other household types. The City will continue to work with developers and property owners through implementation of the Inclusionary Housing ordinance and the Density Bonus ordinance.	
H4.A Monitor “At Risk” Units.	Monitor assisted properties at risk of conversion to market rates and work with the property owners and/or other parties to ensure that they are conserved as part of the county’s affordable housing stock. Identify funding sources and timelines for action, and prepare an ordinance requiring a one year notice to residents, the City and the Marin Housing Authority of all proposed conversions of affordable housing units to market rents.	Ongoing	The City maintains an inventory of affordable housing units that are deed restricted for a defined period of time. Of the four developments providing affordable multifamily rental housing, none were at risk of losing subsidies in the specified time period. The City did not adopt an ordinance regarding noticing to residents, as MHA conducts notifications independently.	Modify. Update number of deed-restricted units to include Rose Lane development. Add reference to preserving the six BMR units identified by MHA as at-risk of conversion through 2025.
H4.B Conduct Presale Inspections.	The City will continue to inspect all residential units prior to resale. The inspection reports point out safety related matters to assure that the units meet basic life safety standards.	Ongoing	The City Fire Marshal conducts resale inspections of all residential properties as proscribed in this program. The inspections are critical in ensuring the safety of residential units prior to occupancy by new residents.	Modify. Change “Presale” to “Resale” to be consistent with current city forms.
H4.C Inspections of Multi-Family Residences.	The Larkspur Fire Department will continue to provide inspections of multi-family residences that are most at risk for fire or other life-safety hazards. As appropriate, the Fire Department, Building Inspector, and Customer Service personnel will provide information to property owners regarding the availability of housing rehab programs and other financial resources.	Ongoing	The Fire Department no longer provides these inspections. Rental housing of 3 units or more are inspected by a Senior Environmental Health Specialist of the Marin County Environmental Health Services Division on a biannual basis. The specialist coordinates inspections and refers all questions to the Fire Marshal. The city also provides informational brochures and handouts at the Customer Service counter regarding programs offered by MHA to rehabilitate housing. The City can also create links on the City website to the MHA and other financing resources.	Modify. The Larkspur Fire Department will continue to <u>cooperate with the Marin County Environmental Health Services Division</u> which provides inspections of multi-family residences <u>in Larkspur</u> that are most at risk for fire or other life-safety

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				<p>hazards- As appropriate, the Fire Department, Building Inspector, and Customer Service personnel will provide information to property owners regarding the availability of housing rehab programs and other financial resources. The City will update its website to include links to the Marin Housing Authority and other rehabilitation financing programs by 2015.</p>
<p>H5.A Identify Existing Employee Housing Opportunities.</p>	<p>As appropriate, work with local school districts, other public agencies, and existing businesses to seek opportunities, as they become available, for helping their employees find needed housing. Seek the commitment of other organizations, such as the Marin Board of Realtors to have their members encourage employers to address employee-housing opportunities.</p>	<p>Ongoing</p>	<p>Prior to preparation of the 2010 Housing Element, city staff had preliminary discussions with the College of Marin regarding use of its property on Magnolia Avenue for teacher housing. However, the College chose to develop the property as additional classroom and training space. With the limited inventory of potential housing sites, the City does not feel this program is the most effective method to achieving the development of additional housing over the 2015-2023 planning period. Therefore, the City will delete the program.</p>	<p>Continue</p> <p>Change Marin Board of Realtors to MAR.</p>
<p>H6.A Work with Developers.</p>	<p>The City will work with developers of non-traditional and innovative affordable housing approaches in design, construction and types of housing that meet local housing needs, especially for extremely and very low income households.</p>	<p>Ongoing</p>	<p>Recently, the City has received applications for second units using pre-fabricated designs that are less expensive than traditional construction and may help property owners provide housing for low-income households at a lesser cost. The City has worked and will continue to work with developers of pre-fab accessory units, as well as</p>	<p>Modify.</p> <p>Add reference to adoption of development standards and outreach program to</p>

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			<p>developers for multi-unit construction projects as they are presented, to encourage these innovative approaches in a manner that is complimentary to the City's design guidelines and zoning standards. The City will also consider more flexible development standards to encourage development of junior second units.</p>	<p>encourage junior second units by the year 2016.</p>
<p>H6.B Continue to Work with the School District.</p>	<p>As the opportunity presents itself, the City will work with the Larkspur School District and Tamalpais Union High School District toward development of affordable housing on any surplus properties.</p>	<p>Dependent on opportunity</p>	<p>As enrollment grows steadily at all Larkspur schools, all properties owned by the Larkspur-Corte Madera School District and the Tamalpais Union High School District are currently utilized. However, should circumstances change in the future, the City will pursue the potential to develop housing on surplus sites as the opportunity presents itself.</p>	<p>Continue.</p>
<p>H6.C Review and Update Parking and Other Development Standards.</p>	<p>Continue to review and update parking and other development standards when necessary based on the most up-to-date empirical studies to allow for more flexible parking requirements to help facilitate infill, transit-oriented and mixed use development.</p>	<p>Ongoing</p>	<p>City staff are in the process of drafting amendments to the off-street parking requirements in the Municipal Code to update requirements in light of the latest development patterns, opportunities and constraints in the City. The City Council has also created a parking standards subcommittee to consider opportunities to improve parking in the Downtown commercial corridor. Staff anticipates bringing parking code amendments before the Planning Commission and City Council in 2016. The City also adopted a Density Bonus implementation ordinance which recognizes State-mandated reductions in parking and other development standards as incentives/concessions for affordable housing development. The City is considering including a new program to allow junior second units, which may include relaxing parking requirements for these units.</p>	<p>Continue.</p>
<p>H6.D Implement Mixed Use Development Opportunities.</p>	<p>Encourage mixed residential/commercial uses on those parcels where a mix of uses is feasible and appropriate,</p>	<p>Ongoing</p>	<p>While the city is largely built-out and development applications for mixed-use developments are not often submitted, the Planning Commission and City Council have</p>	<p>Continue.</p>

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	consistent with the General Plan.		recently approved mixed-use projects in the Downtown commercial corridor consistent with this program. In 2014, the Council upheld the Planning Commission's approval of a mixed-use development on a vacant parcel known as 285 Magnolia Avenue which yielded four residential units and new retail commercial space. In 2007, the City issued occupancy permits for two new residential units and office space above ground-floor retail at 484 Magnolia Avenue.	
H6.E Review of Planned Development Plans.	During the application and review process for new or revised Planned Development Districts, ensure they provide for a diversity of housing types to the extent possible, including very low and extremely low income housing.	Ongoing	The most recently approved Planned Development District approved by the City Council was Ord. 972, for the Rose Lane Development. This PD was consistent with the provisions of the Central Larkspur Specific Plan (2006) which called for a mix of affordability per the City's Inclusionary Housing ordinance and a significant portion of senior housing. The City will continue to encourage a mix of affordability, density, and tenure in any PD applications that may be submitted consistent with the Inclusionary Housing and Density Bonus ordinances.	Continue.
H6.F Facilitate Development at Potential Housing Opportunity Sites.	Facilitate the construction of affordable housing at key sites to meet the jurisdiction's "fair share" of the regional housing need for lower income households, including extremely low and very low income households.	Ongoing; Conclude feasibility analyses by December, 2011	This program has been primarily addressed through the City's ongoing General Plan Update process. The General Plan update is currently ongoing with an anticipated adoption date of 2016.	Modify. Remove "conclude feasibility analyses by December, 2011."
H6.G Implement Actions to Address Remaining Very Low Income Housing Need.	Work with developers, other agencies and the community to address the very low and extremely low income portion of Larkspur's housing need by offering incentives such as density bonuses, options for clustering units, mix of unit types, second units, "in-lieu" housing funds, fast-track processing, and reduced	Ongoing	The City continues to implement this program as development projects come forward for review consistent with the Inclusionary Housing and Density Bonus ordinances. Examples of successful implementation include the Rose Lane development (3 very low, 9 low, 8 moderate units) and Drake's Way development (24 very low). The City Council may want to consider whether the Inclusionary Housing ordinance should be amended to include	Continue.

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	fees.		provisions for very-low and extremely-low income households for rental developments. See also analysis of program H6.A above regarding junior second units.	
H6.H Implement Actions for the North End of Magnolia Avenue and other Commercial Zoned Lands.	Encourage mixed residential/commercial uses on those parcels where a mix of uses is feasible and appropriate, consistent with the General Plan. Refer to Program H6.F above.	Ongoing	This program is being primarily addressed through the ongoing General Plan Update. The General Plan CAC looked in depth at the mixed-use development potential of the North Magnolia neighborhood, for which the CAC recommended preparation of a community plan. The General Plan update is currently ongoing with an anticipated adoption date of 2016.	Modify. Add reference to General Plan Update, anticipated to be adopted in 2016.
H6.I Implement Actions for the Tiscornia Winery Site on Magnolia Avenue and the McLaren Property off of Estelle Avenue (Potential Housing Opportunity Sites).	Promote development of both market-rate and affordable housing on the Tiscornia Winery Site on Magnolia Avenue (23 units, 5 affordable) and the McLaren Property off of Estelle Avenue (17 units, 4 affordable).	Though discussions regarding the potential development of the Tiscornia Winery site have taken place, the property owner is not interested in developing the property at this time. The developer of the McLaren property decided to delay his development proposal, but has recently expressed renewed interest in developing the site.	Though the site was previously considered as a potential housing site by the community and despite the incentives available, the owner of the Tiscornia Winery continues to use the site for a private residence and has not indicated interested in developing the site. The Housing Opportunities Analysis of the 2010 Housing Element identified the site for only 6 above moderate dwelling units. The property was recently listed for sale and the City anticipates the development of the site consistent with the current General Plan designation and Zoning.	Delete as implementing program to develop affordable housing.
H6.J Implement Actions for North of Corte Madera Creek -The Bon Air Center	Promote development of mixed-use affordable housing (i.e., residential above commercial) on	July 2013	The quantified objective for this program was 90 units. Although none were built during the economic downturn, the site remains available	Modify. Reduce number of

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(Potential Housing Opportunity Site).	the Bon Air Shopping Center site.		for development and should continue to be listed in the City's available land inventory. The City maintains an on-call contract planner to aid in processing large-scale development projects as needed. The City has a track record of providing incentives consistent with the City's Inclusionary Housing Ordinance and State law to encourage development of affordable or senior housing, as seen with the recent construction of Drake's Way and Rose Lane. One incentive specifically applicable to the Bon Air site is the exception provided in the Circulation Assessment Permit Ordinance for housing projects providing at least 50% affordable, disabled, or age-restricted units.	affordable units to reflect 50%affordability requirement identified under Circulation Assessment Permit exceptions. Change completion timeframe date to 2023 to allow the City adequate time to conduct additional project coordination with the property owners and coincide with needed renovations to the Center.
H6.K Promote Redevelopment of Underutilized Sites.	Implement actions to encourage the redevelopment of underutilized sites identified as housing opportunity sites in this Housing Element, especially to provide very low and extremely low income housing.	Ongoing; reductions of development standards would be approved on a project basis as found appropriate by the Planning Commission or City Council.	As discussed previously, the City has consistently worked with developers of multi-unit projects to encourage provision of affordable housing at a variety of income levels. The City will continue to do so as new proposals come forward.	Continue.
H7.A Enact Density Bonus Zoning and Other Incentives.	Amend the Zoning Ordinance to add Density Bonus regulations, consistent with State law, to encourage an increase in the supply of well-designed housing for extremely low, very low, low and moderate income households.	April 2011	A draft density bonus implementing ordinance was adopted by the City Council in January 2015.	Delete. The City adopted a Density Bonus implementing ordinance in 2015.
H7.B Impose Resale or Rent Controls on Affordable Units Receiving City Financial Assistance.	Impose resale or rent controls on all affordable units that receive city financial assistance or state housing density bonuses for perpetuity.	Ongoing	Developers of recent residential projects in Larkspur have not requested or required either direct financial assistance from the City or a State density bonus. Should such requests arise, the City will implement the actions	Continue.

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			detailed in this program.	
H7.C Impose Resale or Rent Controls on Affordable Units Provided through the Inclusionary Housing Program.	Impose resale or rent controls on all affordable units provided through the inclusionary housing program or city subsidies to ensure that they remain affordable for perpetuity, to the extent allowed by funding sources.	Ongoing	The City has worked with its partners in the non-profit and private sectors throughout many residential development projects to ensure continued affordability of units. The most recent example of this is the recordation of an agreement with Marin Housing Authority and the developer of the Rose Lane project to insure affordability of the six second-units to extremely-low, very-low, or low-income households. The City will continue to implement this program as future development projects come forward.	Continue.
H7.D Participation by Property Owners in Federal Programs.	Encourage and facilitate to the extent possible, participation by property owners in federal for-sale and rental housing assistance programs that maintain affordability for extremely low, very low and low income residents.	Ongoing	The Marin Housing Authority is the primary public agency in Marin that implements the actions described in this program. The City actively refers such inquiries to the MHA for direct assistance for property owners and renters. As of October 2014, MHA reported 46 active Housing Choice Vouchers in use in Larkspur, and 17 in Greenbrae (no data breakdown available regarding County or Larkspur jurisdiction).	Modify. Add language stating the City will continue to coordinate with MHA in encouraging participation in such programs.
H7.E Work with the Marin Housing Authority.	Continue to implement agreements with the Marin Housing Authority (MHA) for management of the affordable housing stock in order to ensure permanent affordability, and implement resale and rental regulations for extremely low, very low, low and moderate income units and assure that these units remain at an affordable price level.	Ongoing	See analysis of program H7.C above. MHA provides management or oversight of affordable housing units in the following developments: <ul style="list-style-type: none"> - Cape Marin (20 units – BMR) - Larkspur Plaza Drive (5 units- BMR) - Larkspur Courts (37 units - Rental) - Rose Lane (20 units- 14 BMR / 6 Rental) 	Continue.
H7.F Priority Processing.	Provide a planning consultant to process applications that include more affordable housing than required under the inclusionary policies and/or give the project	Ongoing	It has been the City's practice to contract with planning consultants on an as needed basis to expedite the planning review process. Planning consultants were retained to help process the application for 2000 Larkspur Landing Circle and	Continue.

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	priority over other applications in getting to a public hearing at the Planning Commission or set up special Planning Commission public hearings to facilitate speedy processing, notwithstanding the requirements of CEQA and the Permit Streamlining Act.		Drake's Cove/Drake's Way.	
H7.G Waive/Defer Development Fees.	Consider waiving or deferring development fees for housing projects targeted to lower-income households when needed to ensure project feasibility, especially for developments targeted to very low and extremely low income households.	Ongoing	Waiver or deferral of fees is identified as incentives or concessions under State density bonus law (as implemented through the City's Density Bonus Ordinance), and the City's Inclusionary Housing Ordinance. In 2008the City the City waived development fees for the Drake's Way development.	Continue.
H7.H Notify Local Water and Service Providers.	Upon adoption of Housing Element, provide a copy to local water and service providers, including the Marin Municipal Water District, Ross Valley Sanitary District No. 1, and Central Marin Sanitary District.	Ongoing with each adopted revision or update	The City provided a copy of the 2010 Housing Element to MMWD, RVSD, and CMSA as described in this program.	Continue.
H8.A Legalization of Existing Second Units.	Consider establishing an amnesty program that takes into account site-specific conditions, to allow for and encourage the legalization of existing second unit.	Completed, 2004. Not the preference of the City Council to grant amnesty to persons that violated the law; revisit in April, 2011.	The City Council did not adopt an amnesty program or a formal policy on amnesty. The City continues to monitor the existence of unauthorized second units through the City's resale program. Permitting of second units identified as unauthorized through the resale program is conducted on a case-by-case basis. The City's zoning ordinance facilitates the legalization of unauthorized second units through the zoning clearance process. The draft Housing Element City includes a program to allow junior second units (see H8.C), which may facilitate legalization of existing unauthorized living units as the development standards will be less stringent than those for full second units.	Modify. Change the objective of the program to encourage legalization of existing units rather than adoption of an amnesty program. Change timeframe to "Ongoing."
H8.B Sewer and Water	Support the efforts of other local	Water	The City continues to coordinate with other	Continue.

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Hook-Up Fees for Second Units.	jurisdictions and work with the sanitary districts to reduce or waive fees for affordable units and second units, thereby encouraging and facilitating development of these types of housing units.	connection fee reduction completed 2004; sewer connection fee reduction ongoing	Marin jurisdictions to lobby the Ross Valley Sanitary District and Central Marin Sanitation Agency to reduce connection fees for affordable and second units. The City will also support development of junior second units, which should not require new sewer or water hookups.	
H9.A Accessible/Adaptable Units for the Disabled.	The City will ensure that new construction conforms to applicable California Building Code regulations addressing accessibility requirements for disabled persons.	CLASP adopted September, 2006; Implementation ongoing, subject to amendments to the California Building Code.	The City continues to provide rigorous enforcement of the applicable disabled accessibility provisions of the most recent editions of the California Building Code, Americans with Disabilities Act, and the Fair Housing Act by thorough plan review and inspection of these elements. The City's Reasonable Accommodation ordinance was adopted in 2011.	Modify. Change timeframe to "Ongoing."
H9.B Density and Parking Standards for Elderly Housing Projects.	Continue to waive density and parking standards for elderly housing projects if the city finds that 1) potential impacts to traffic and the environment are acceptable and 2) development is compatible with neighborhood scale (e.g., the recent parking requirement reductions for the senior housing units in the Rose Garden Project, CLASP Subarea #3).	Ongoing	As noted in the program, the City granted reductions to parking requirements for the senior component of the Rose Lane project. The City will continue to consider reductions in development standards for future residential projects to encourage provision of senior housing through concessions/incentives requested under State density bonus provisions.	Modify. Change "elderly" to "senior" for consistency with other Larkspur policy documents.
H9.C Zoning and Building Codes.	Consistent with Senate Bill 520 enacted in January 1, 2002, the City will continue to evaluate its zoning ordinance and other policies to identify and implement any provisions needed to address constraints to the construction of housing for people with disabilities, handicapped dwelling conversions (or adaptability), and appropriate site design.	Ongoing; Adopt draft Reasonable Accommodation Ordinance, April 2011	This program has been completed with adoption of the Reasonable Accommodate Ordinance (Ord. 984, 2012).	Delete.
H9.D Waive/Defer City	Continue to waive or defer City	Ongoing	The City reduced fees for the Drake's Way	Continue.

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Fees.	fees, as appropriate, for housing projects that meet special needs when necessary to improve the financial feasibility of such projects.		project. The City will continue to consider reductions in development standards for future residential projects to encourage provision of special needs housing.	
H9.E Rental Units for Larger Families.	Require apartment projects receiving financial incentives from the City to include units with more than two bedrooms.	Ongoing	As all units required by the Inclusionary Housing ordinance have been built, the City has not collected any in-lieu fees to use toward direct financing. The City will implement this program should the opportunity arise.	Continue.
H9.F Building Codes.	Review City building codes to determine consistency with HUD regulations and State law concerning housing for persons with disabilities. Require developers to strictly comply with these regulations in order to increase the stock of housing accessible to persons with disabilities.	Ongoing	The City continues to provide rigorous enforcement of the applicable disabled accessibility provisions of the most recent editions of the California Building Code, Americans with Disabilities Act, and the Fair Housing Act by thorough plan review and inspection of these elements. The City's Reasonable Accommodation ordinance was adopted in 2011.	Continue.
H9.G Support Countywide Programs.	The City will support countywide programs that provide for a continuum of care for the homeless including emergency shelter, transitional housing, supportive housing and permanent housing.	Ongoing	The City continues to support programs Countywide and locally, such as the Rotating Emergency Shelter Team (REST) program which operates in places of faith within Larkspur. The City adopted Ordinance 981 in 2011 designating an emergency shelter accommodating up to 20 individuals in the Administrative-Professional zoning district and PD districts where A-P uses are allowed.	Continue.
H9.H Emergency Shelters and Transitional and Supportive Housing.	The City will amend the zoning code to allow the construction of at least one permanent emergency shelter by right, without requiring any conditional or discretionary permits, in the A-P, Administrative Professional, or C-2, General Commercial, districts in order to accommodate the City's unsheltered homeless population.	November 2011	See analysis of program H9.G above. Ordinance 981 and Ordinance 1000 also added definitions of transitional and supportive housing to the zoning ordinance, amending existing defined land uses in residential zoning districts so that these are subject of the same regulations are as other residential uses in the same district. This program has been completed.	Delete.

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H9.I Needs of Homeless Families and Individuals.	The City will participate in the Marin County Point in Time Homeless Count, a biannual analysis of the needs of unsheltered homeless families and individuals in its jurisdiction.	Completed, 2010; Ongoing thereafter with each Housing Element update, as required by State Housing Element Law.	The City continues to cooperate with the Marin Health and Human Services Division, as required, as it conducts the Point in Time Homeless Count. The most recent count was performed in 2013 and will be analyzed in the updated Housing Element.	Modify. Change timeframe to "Ongoing"
H10.A Assist in the Effective Use of Available Rental Assistance Programs.	Develop and implement measures to make full use of available rental assistance programs.	Ongoing	Employees in the Planning and Building Department regularly refer interested persons to the assistance programs offered by MHA. The City can add links to these programs on the city website in concert with the next website update in July 2015.	Modify. Add language directing the City to provide links on its website by 2016.
H10.B Engage in Countywide Efforts to Address Homeless Needs.	Actively engage with other jurisdictions in Marin to provide additional housing and other options for the homeless, supporting and implementing Continuum of Care actions in response to the needs of homeless families and individuals.	Annual participation, as appropriate	The City Council maintains active membership with the Marin Council of Mayors and Councilmembers (MCCMC), and in 2014 participated on the Home For All Subcommittee focused on creating a coordinated Countywide response to homelessness.	Continue.
H11.A Affordable Housing Trust Fund Ordinance.	Continue to implement the Housing Trust Fund Ordinance, using monies paid into the fund to develop or rehabilitate units affordable to extremely low, very low and low income households, or for the purchase of market rate units for conversion to affordable housing units.	Ongoing	All inclusionary housing units required since adoption of the Inclusionary Housing Ordinance have been constructed, and as such no in-lieu fees have been collected in the Affordable Housing Trust Fund. The City prioritizes construction of affordable housing over the collection of in-lieu fees. The City will implement this program should any money be collected as part of future residential development approvals.	Continue.
H11.B Seek Additional Local Sources of Funding.	Continue to seek local sources of funding to support affordable housing.	Ongoing	See analysis of program H11.A above. Due to the downturn in the economy, the City did not pursue increasing the TOT tax during the 2007-2014 RHNA period.	Continue.
H11.C Coordinate Funding Among Development Proposals.	Recognizing that limited resources are available from the State and other sources, and accessing such resources is highly competitive,	Ongoing	This program is no longer being pursued Countywide and is not applicable to the 2015-2023 RHNA period.	Delete.

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	the City of Larkspur will participate in efforts to establish administrative procedures to create a data base of development proposals throughout the County and their anticipated funding sources.			
H11.D Contacts with Nonprofit Housing Organizations.	Maintain contacts with nonprofit housing organizations to benefit from their expertise in developing and supporting affordable housing, including extremely low and very low income housing. Refer potential developers of housing to these organizations for assistance.	Ongoing	The City maintains good relationships with the nonprofit organizations that manage housing developments and develop affordable housing within the City (e.g., EAH), as evidenced by the City's assistance in securing the development of Drake's Way. The City will continue to coordinate these well-respected and effective nonprofits with for-profit housing developers as future development proposals come forward.	Continue.
H12.A Evaluation of Residential Projects.	Continue to evaluate residential projects for consistency with Section 66473.1 (Energy Conservation) of the Subdivision Map Act during the development review process.	Ongoing	The City ensures that any subdivision approval complies with all provisions of the Subdivision Map Act. Recently approved subdivisions approved in compliance with the Act include the Rose Lane development.	Continue.
H12.B Ensure compliance with the City's Green Building Code.	Pursuant to Ordinance 956 ("Green Building Ordinance") and any future amendments to it or the Building Code pursuant to the State's CALGreen Code, continue to review all applications for new development for compliance with the City's Green Building standards.	Ongoing; update building code by January 2011 to incorporate the State's CALGreen code	The City adopted the 2013 CALGreen Code at Tier 1 for new construction and mandatory measures for substantial renovations and additions.	Modify. Pursuant to LMC 15.17, continue to review all planning and building permit applications for new development or substantial renovations for compliance with the California Green Building Standards Code (CALGreen).
H12.C PG&E Conservation Programs.	Continue to cooperate with PG&E in the provision of information about their energy conservation programs, including SmartAC™,	Ongoing	The City is an active member of the Marin Climate and Energy Partnership (MCEP), a Countywide staff-level consortium of all Marin jurisdictions that aims to achieve GHG emissions	Modify. Remove references to specific PG&E

Program ID	Objective	Timeframe in H.E.	Achievements/Evaluation	Continue, Modify or Delete and Why
	ClimateSmart™, and Energy Partners Program.		Countywide to meet the mandates of AB 32. MCEP's website is a hub of information that refers visitors to a variety of energy savings programs and resources. MCEP administers funds from PG&E to conduct GHG inventory reports and identify best management practices to reduce energy use Countywide. The County of Marin utilizes PG&E funding to implement the Energy Upgrade California™ program in the County. The City is also a member of Marin Clean Energy (MCE), which offers its own suite of energy conservation programs and offers customers choices on the proportion of renewable energy in their account.	programs; as time goes on some programs are renamed or discontinued, or added. Add reference to MCE and other organizations.
H12.D State of California Energy Conservation Programs.	Continue to provide information about energy conservation programs offered by the State of California's Energy Commission, including rebates for efficient appliances, solar power generation, and home energy rating systems.	Ongoing	See above analysis for program H12.C. The City also joined CaliforniaFIRST, a financing program allowing commercial and residential property owners to finance solar power installations and energy efficiency projects over time through property taxes.	Modify. Remove reference to Energy Commission; other agencies/departments may take over program duties.
H13.A Conduct an Annual Housing Element Review.	Develop a process for the assessment of Housing Element implementation through annual review by the Larkspur Planning Commission and City Council.	Annually by April 1, prior to the budget cycle	The City submitted Annual Progress Reports to HCD, following Planning Commission and City Council review and approval, annually during the 2007-2014 RHNA period.	Continue.
H13.B Update the Housing Element Regularly.	Undertake housing element updates as needed in accordance with State law requirements.	Future updates according to Housing Element update schedule, as determined by the State Department of Housing and Community Development	The City is currently updating its housing element and intends to submit a draft element for HCD review prior to the January 31, 2015, due date.	Continue.
H13.C Support Establishment of a	Coordinate with other jurisdictions, as determined appropriate for the	Ongoing	The Marin Housing Workbook was updated in 2009 to aid jurisdictions in preparation of	Delete.

Program ID	Objective	Timeframe in H.E.	Achievements/Evaluation	Continue, Modify or Delete and Why
Countywide Housing Data Clearinghouse.	City, the establishment of a central housing data clearinghouse with up-to-date information on housing conditions in the County (by jurisdiction), best practices, State law, funding opportunities, and related housing information as part of the Marin County Housing Workbook process		Housing Elements for the 2007-2014 RHNA. However, due to new streamlined housing element update process, and the existing foundation of affordable housing strategies built by the 2003 and 2009 Marin Housing Workbooks, an updated Workbook was not determined to be necessary for the 2015-2023 planning period.	

