

March 3rd, 2022

Belvedere City Council
450 San Rafael Avenue
Belvedere, CA 94920

RE: Endorsement of Mallard Pointe



Dear Mayor, Vice Mayor, and Belvedere City Council,

For over 60 years, Greenbelt Alliance has helped create cities and neighborhoods that make the Bay Area a better place to live—healthy places where people can walk and bike; communities with parks, shops, transportation options; homes that are affordable and resilient to the impacts of climate change. Greenbelt Alliance’s Climate SMART—Sustainable, Mixed, Affordable, Resilient, Transit-Oriented—Development Endorsement Program provides support for projects that advance the right kind of development in the right places. By promoting climate-smart development we can create thriving, resilient neighborhoods with ready access to transit and housing choices for all of the Bay Area’s people.

After careful review, Greenbelt Alliance is pleased to endorse the proposed Mallard Pointe project.

This is a monumental proposal, as it would represent Belvedere’s first multi-family development in more than 30 years. Deemed California’s richest city in 2020, this development would not only contribute to meeting the city’s Regional Housing Needs Allocation (RHNA) goals, but also target Missing Middle housing. In Mallard Pointe, the City of Belvedere has the opportunity to create new, infill housing that will contribute to the State of California’s collective efforts to respond to our ongoing housing crisis. The project is consistent with the City’s General Plan and the applicable State Housing laws.

A major hurdle developers faced in the planning process was flood risk. To account for sea level rise and to be FEMA compliant, the plan for Mallard Pointe outlines that the first occupied floor will be located 11 feet above sea level as required by City ordinance. The developers have taken additional strides to ensure that this 2.8 acre development is both sustainable and resilient to the impacts of climate change. The proposal reflects a comprehensive reinvestment in site infrastructure and an energy efficient design that incorporates water-efficient technology and solar panels with storage batteries, along with energy-efficient appliances, heating units, lighting, and other building systems—all of which do not exist on the current houses.

The proposed project’s walkability, commitment to affordability, and long term sustainability aligns with the City of Belvedere’s planning and environmental goals. Greenbelt Alliance believes Mallard Pointe will play a pivotal role in reimagining a more resilient and inclusive Belvedere for all residents to enjoy and we are proud to give this project our endorsement. We hope our approval will help expedite the process to turn this vision into reality.

Sincerely,
Zoe Siegel



Director of Climate Resilience, Greenbelt Alliance



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Lisel Blash,
Housing Specialist

P.O. Box 9633
San Rafael CA 94912
www.MarinMEHC.org
MarinMEHC@gmail.com

November 15, 2021

Belvedere City Council
450 San Rafael; Avenue
Belvedere, CA 94920

Mayor Campbell and members of the Council:

Marin Environmental Housing Collaborative (MEHC) is a consortium of advocates building support for projects and policies that advance affordable housing as well as environmental integrity and social justice. We have evaluated the Mallard Pointe proposal before you and urge your expeditious approval of the project. This is a rare opportunity to upgrade a seriously deteriorated, environmentally compromised property, while providing badly needed housing, including affordable housing.

The existing duplexes on this site were built 70 years ago as summer cottages; they have exceeded their useful lifespan and no longer serve a useful purpose. They are obsolete and overdue for demolition, because of differential settlement, deferred maintenance, and rising sea levels. The existing units do not comply with FEMA regulations and cannot be raised to protect against flooding.

We support the Mallard Pointe project because it will replace these deteriorating, substandard and unsafe buildings and with a mix of safe, environmentally sustainable high-quality housing.

The proposed new apartments will frame the nearby park and reflect the architectural character of City Hall and other buildings in Belvedere. The homes on the lagoon will be sited to assure appropriate separation and open areas, with a mix of contemporary and traditional design.

Mallard Pointe is consistent with MEHC's goals for environmental protection. Sustainability features in the Mallard Pointe project that we support include –

- FEMA compliance
- water conservation including drip irrigation, drought-tolerant landscaping and water-efficient fixtures
- energy-efficient design enhanced by solar panels and battery storage
- EnergyStar appliances, heating units, lighting and other building systems.

Belvedere, one of the most exclusive communities in California, is not

Belvedere Mayor and Council
11.15.21

producing its fair share of housing. Teachers, city employees and other essential workers cannot afford to live in Belvedere. The city's current regional housing allocation is sixteen units. The City is seven years into the current eight-year Housing Element cycle, but it has approved only five housing units, none of which are affordable to lower-income essential workers.

Mallard Pointe will eliminate 22 substandard housing units and increase the community's housing stock by 17 socially and environmentally sustainable units, including seven affordable homes. This opportunity to add housing units is particularly important given that Belvedere's Regional Housing Needs Allocation for the 2023 -2031 Housing Element is 160 units. The City cannot afford to pass up this opportunity.

The MEHC Board and our readers strongly urge that you expedite the project's approval.

Sincerely yours,

A handwritten signature in blue ink that reads "Robert J. Pendoley". The signature is written in a cursive style with a large, stylized initial "R".

Robert J. Pendoley
Board Chair



**HOUSING
CRISIS
ACTION**
MARIN COUNTY

HOUSING CRISIS ACTION

...To Create, Build, and Preserve Much-Needed Housing in Marin County

housingcrisisaction@gmail.com | housingcrisisaction.org

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Commerce

Sustainable Marin

Sustainable San
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United Educators
Association for
Affordable
Housing

March 11, 2022

Subject: Mallard Pointe Revitalization

Dear Belvedere City Councilmembers,

On behalf of Housing Crisis Action, a robust network of over 800 Marin County housing advocates and 17 organizations working to tackle our housing crisis, we ask for your support of the Mallard Pointe Revitalization project to create 42 new places for people to call home.

The State of California has prioritized housing production in response to the statewide housing crisis. In Marin, all our municipalities are tasked with creating their fair share of new housing in response to our Regional Housing Needs Allocations. Mallard Pointe is one of the few sites in Belvedere to accommodate growth.

It's been 30 years since a multi-family residential project was built in Belvedere. It's due time for a project like Mallard Pointe to take shape. With the current housing in need of repair, the project team is proposing a rebuild of the property to better suit today's community and that of the future. The proposal includes 42 residences with six single-family homes, five duplexes, and a 23-unit apartment building—a net increase of 20 units from what's currently built. Of those, 12 units will be affordable and workforce units: 4 deed-restricted units, five affordable by design apartments, and 3 ADUs.

These homes will help house our neighbors and community like aging adults wanting to downsize in an area with walkability, essential workers looking to reduce their commute to work, or families settling down near great schools and beautiful parks. The location—situated at the heart of Belvedere, with walkability, proximity to City Hall, transit, retail, and services—is ideal for living. The proposed density is less than half of the state density bonus allowance, and it's consistent with state law and the General Plan. This project fits seamlessly into the fabric of Belvedere.

We value sustainable development. This project will be FEMA compliant for sea-level rise and built to LEED Gold, exceeding state water and energy efficiency standards. The homes will have rooftop solar, EV charging, low flow, drought-tolerant, and resilient design. These homes will be significantly more sustainable and efficient than current construction.

As a group of business leaders, city planners, union workers, environmental advocates, public servants, and educators, living and working in Marin, we recognize the urgent need to meet housing needs and RHNA goals. We respectfully ask you to support this valuable opportunity to preserve and create 42 homes that will sustain a more livable, inclusive, and thriving Marin.

Sincerely,

The Housing Crisis Action Steering Committee

Cynthia Murray

CEO, North Bay Leadership Council

Diana Conti

Trustee, College of Marin

Ethan Strull

Marin Housing Activist

Jeff Bialik

Member, Marin Organizing Committee

Joanne Webster

President and CEO, San Rafael Chamber of Commerce

Larry Kennings

Board member, Marin Environmental Housing Collaborative

Linda Jackson

Program Director, Aging Action Initiative



March 9, 2022

Dear Mayor Wilkinson and City Council Members:

The League of Women Voters of Marin County strongly supports the Mallard Pointe housing project in Belvedere. As you know, there is a critical shortage of affordable housing in Marin County and the City of Belvedere must plan for 160 new housing units to comply with the State's Regional Housing Needs Allocation.

Belvedere has not produced a new multifamily housing development in the past 30 years. Mallard Pointe is a site in Belvedere where real progress can be made toward meeting the State's requirement.

The League of Women Voters prioritizes affordable housing, and the Mallard Pointe development will bring greater affordability to the site through deed-restricted housing units as well as badly needed one-bedroom apartment units. We believe Mallard Pointe will create different housing options for existing residents to downsize while staying in their local community and offer a path for new residents to live in Belvedere.

Finally, the project incorporates sustainability and tackles the critical issue of sea level rise and will be FEMA compliant given its location along the Lagoon.

We urge you to support the project.

Sincerely,

A handwritten signature in black ink that reads "Ann Wakeley". The signature is written in a cursive, flowing style.

Ann Wakeley
President



June 3, 2022

Belvedere Council
450 San Rafael Ave.
Belvedere, CA 94920

RE: Support for Mallard Pointe Development

Dear Mayor Wilkinson and Members of the City Council,

The Bay Area Council is an employer sponsored public policy and advocacy organization dedicated to solving our region's most challenging issues and improving the quality of life for everyone who calls this region home. On behalf of our 350+ members, I write in support of the proposed Mallard Pointe development by Mallard Pointe 1951.

California is experiencing an unprecedented housing crisis that will worsen without significant intervention. The California Department of Housing and Community Development estimates that the state must plan for 2.5 million new units of housing by 2030 to address the state's housing affordability crisis – an estimated 312,500 units annually and over 200,000 more units than we are currently permitting. This shortage continues to disproportionately impact low-income communities and communities of color that are being priced out of Bay Area communities by the lack of housing options. To combat this, every county and city must do its part to produce more housing at all levels of affordability.

The Bay Area remains challenged by some of the highest housing costs in the country driven in large part by the shortage of new homes being built across our region. The proposed Mallard Pointe development is a great opportunity to transform an existing dilapidated housing site threatened by sea level rise to build 42 homes, including 12 affordable units and a 23-unit apartment complex. This project alone will account for more than 12 percent of Belvedere's total 2023-2031 Regional Housing Needs Allocation (RHNA) of 100 below market-rate units and will make a significant step in improving housing availability in the city.

The site is a prime location for housing due to its proximity to the Golden Gate Ferry terminal and local public transit as well as nearby shopping, parks, and City Hall. We are also impressed with Mallard Pointe 1951's involvement with the Belvedere community, receiving feedback early on through over 200 stakeholder meetings to incorporate input from neighbors and community stakeholders into their proposal. This includes making accommodations for young families and seniors, as well as widening sidewalks and incorporating other traffic calming measures to make the setting pedestrian friendly.

This site is an excellent candidate for housing development and meets all accepted smart growth standards. The project is a clear example of sustainable and inclusive growth for future generations, and we encourage you to support it.

Sincerely,

A handwritten signature in black ink that reads "Matt Regan".

Matt Regan
Senior Vice President, Bay Area Council



8/13/2022

Belvedere Planning Commission
450 San Rafael Avenue Belvedere
Belvedere, CA 94920

iborba@cityofbelvedere.org
Via Email

Re: 1-22 Mallard Road
060-072-18; 060-072-27; 060-072-28

Dear Belvedere Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project will replace 22 residential units with 40 new units, four of which will be deed-restricted affordable and six affordable by design. The project will consist of a mix of single-family homes, apartments and duplexes, and ADUs, and will contain a variety of sustainability measures to meet LEED Gold standards.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

Sonja Trauss

Sonja Trauss
Executive Director
YIMBY Law