



HOUSING CRISIS ACTION

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

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COALITION MEMBERS

Coalition for a Livable Marin

Community Land Trust Association of Marin

Homeward Bound of Marin

League of Women Voters of Marin

Legal Aid of Marin

Marin County Young Democrats

Marin Environmental Housing Collaborative

Marin Kids

Michael Barber Architects

North Bay Leadership Council

San Geronimo Affordable Housing Association

San Rafael Chamber of Commerce

Sustainable Marin

Sustainable San Rafael

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

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