



January 30, 2024

Mr. Paul McDougall, Housing Policy Manager
Housing Policy Division
California Department of Housing and Community Development
2020 West El Camino Avenue
Sacramento, CA 95833

Re: HCD Review of the City of Belvedere Revised 2023-31 Housing Element Draft

Dear Mr. McDougall:

The City of Belvedere is pleased to submit the following materials related to its Revised Sixth Cycle Housing Element for the planning period of January 31, 2023 to January 31, 2031:

- **Revised 6th Cycle Housing Element Draft.** As background, the City Council adopted the 2023-31 Housing Element on January 24, 2023, and submitted it to HCD for a legally mandated 90-day review ("2023 Housing Element"). On May 1, 2023, HCD sent a letter requesting a number of revisions. These requested revisions have been addressed and incorporated into the draft.

On November 3, the City published a draft revised Housing Element on its website for a period of 10 days and held an additional public workshop on November 9th to present the revised Housing Element concepts for meeting Belvedere's housing needs to the community and receive comments. The Housing Element identified the need to rezone a number of sites to accommodate the City's Regional Housing Needs Allocation, and as such, the City identified subsequent programs and developed and adopted zoning amendments on January 22, 2024 to implement these programs. [Please refer to this link for more information.](#)

The extent of the changes made to all Housing Element sections was significant, and in some cases, entirely rewritten. As such, we have not provided a redline version of changes since adoption, but can do so, if requested.

- **HCD Comments Matrix.** A matrix of how all May 1, 2023 letter comments were addressed, as well as corresponding page numbers in the revised Element, is included for ease of review.

- **Sites Inventory Form:** This document uses HCD's excel template for Belvedere's full Housing Sites Inventory.

All documents are available [at the following Dropbox link](#), and a hard copy of the revised Housing Element Draft will be mailed to your department.

An additional update which is not reflected in the Housing Element Draft is the recent developments related to the Mallard Pointe project application. The City of Belvedere and the California Department of Housing and Community Development have been corresponding on the status of this project, which is included as part of the City's Housing Element Sites Inventory. At the recent January 22, 2024 public hearing, Belvedere's City Council upheld Mallard Pointe's appeal, exempting the project from further environmental review. The application will now proceed with streamlined review on the project merits.

Please do not hesitate to contact me if you have any questions. We look forward to receiving HCD's comments.

Cordially,



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