

CITY OF SAN ANSELMO

RESOLUTION NO. 1338

A RESOLUTION APPROVING THE LEASING OF PROPERTY
BY THE PUBLIC HOUSING ADMINISTRATION IN THE CITY
OF SAN ANSELMO UNDER CERTAIN PRESCRIBED CONDITIONS.

WHEREAS, under the provisions of Section 23 of the United States Housing Act of 1937, as amended, the Public Housing Administration is authorized to provide financial assistance to local public housing agencies in providing low-rent housing by leasing dwelling units in existing privately-owned structures; and

WHEREAS, said Section 23 provides that the provisions thereof shall not apply to any locality unless the governing body of the locality has by resolution approved the application of such provision to such locality;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of San Anselmo as follows:

The application of the provisions of Section 23 of the United States Housing Act of 1937, as amended, to the City of San Anselmo, is approved. The City policy shall be to accord first preference to residents of the City and its vicinity as a prerequisite to qualify for rental assistance. Local residents are hereby defined as those eligible low-income families who have resided in San Anselmo for at least one year.

The Council of the City of San Anselmo hereby authorizes and gives consent to the Housing Authority of the County of Marin to operate said Section 23 Housing within the corporate limits of the City of San Anselmo subject to the following conditions:

1. The number of leased homes shall not exceed 10% of the homes in any one linear block zoned R-1.
2. In R-2 zones no more than one leased unit on any single lot, nor more in the aggregate than ten percent of the buildings in any such linear block.
3. In R-3 zones the number of leased units shall not exceed the following:
 - (a) In buildings of 14 units or less, one leased housing per building;
 - (b) In buildings of 15 to 24 units inclusive, two leased housings per building;

- (c) In buildings of 25 to 34 units inclusive, three leased housings per building;
- (d) In buildings of 35 to 44 units inclusive, four leased housings per building;
- (e) In buildings of 45 to 54 units inclusive, five leased housings per building; and
- (f) One additional leased housing for each ten additional units over 54.
- (g) The requirements of R-1 and R-2 shall apply if the block is predominantly in R-1 or R-2 use, except that any larger building will be counted toward the 10 percent in the same way as a home or R-2 structure, but using the foregoing formula for determining its occupancy ratio.

4. In "G" zones which include residential uses, the formula will be determined by the type of present use. If the use is single residential the foregoing R-1 formula shall apply. If the use is duplex the R-2 formula shall apply. If the use is multiple residential the R-3 formula shall apply.


5. All buildings under contract shall at all times be habitable and in good repair, and shall not be in or become in violation of any codes of the City of San Anselmo or of the State of California.

6. In the event the City requests termination of this program, renewal options in favor of the Authority will not be exercised, and cancellation will be effective on expiration of the prime period of each contract.

7. The Authority shall first offer this program to candidates who have resided in San Anselmo for one year or more. Second, the Authority will offer the program to candidates residing in San Anselmo at the time of their application. Only when the first two categories are filled shall the Authority accept candidates residing elsewhere in Marin County.


8. Leased housing may be established in any structure meeting the requirements of paragraphs 1 through 7 above, providing that any dwelling unit proposed for participation in the program which is non-conforming per the Zoning Ordinance shall be shown by the owner to be legal non-conforming rather than illegal.

9. The requirements set forth in paragraphs 1 through 4, hereinabove set forth, may be waived at the discretion of the chief building official in the event the applicant for leased housing has resided for a period of not less than six months in the unit for which rental assistance has been sought, Provided said official finds unreasonable hardship will result in the event a waiver is not granted, no adverse effect will be caused the neighborhood and the results will not be inconsistent with the intent of this resolution and the ordinances of the City.


ANITA GANNON, CITY CLERK

I, hereby certify Resolution No. 1338 was duly passed and adopted at a regular meeting of the San Anselmo City Council held on April 14, 1971 by the following vote:

AYES: Councilmen Perry, Capurro, Reed, Stewart, Anderson
NOES: Councilmen None
ABSENT: Councilmen None


ANITA GANNON, CITY CLERK