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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  
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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