



Memorandum

December 19, 2011

TO: Sausalito Housing Element Task Force

FROM: Geoff I. Bradley, Principal, Metropolitan Planning Group
Karen Warner, AICP, Principal, Karen Warner Associates

SUBJECT: Analysis of the 1995 Housing Element

Background

State Law requires an analysis of the previous Housing Element within the new document.

Planning staff prepared a draft "Evaluation of 1995 Housing Element" dated August 23, 2010.

A subcommittee of the Task Force reviewed the draft evaluation and recommended on October 11, 2010 that a revised evaluation be prepared that was more general in nature and not as specific as the August 23, 2010 version.

We have reviewed both drafts and offer the following observations and recommendations:

- The August 23rd draft is consistent with the requirements under state law;
- The August 23rd draft is very similar to what would have been prepared by us, your Housing Element consultants;
- The October 11th concept draft relies on the fact of staff turnover to avoid a detailed reporting which would not be accepted by HCD as a legitimate reason to not comply with the requirements, based on our past experience;
- The lack of compliance with the format and level of detail required would likely raise more issues and invite more scrutiny of past efforts and accomplishments;
- The time and effort of the task force on this portion of the document is not warranted based on the relative importance and level of scrutiny it typically receives.

Recommendation

We recommend that the Task Force allow the Housing Element consultants to utilize the existing work that has been done by Planning staff, incorporate updated information as necessary, and include within the draft Housing Element currently being prepared. The October 11th draft could be incorporated as part of a summary of the analysis.