

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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AUG 20 2012

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

August 16, 2012

Mr. Jeremy Graves  
Community Development Director  
Department of Community Development  
City of Sausalito  
420 Litho Street  
Sausalito, CA 94965

**RE: Review of the City of Sausalito's Revised Draft Housing Element**

Dear Mr. Graves:

Thank you for submitting Sausalito's revised draft housing element received for review on June 21, 2012 along with additional revisions received on August 9, 2012. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). Communications with you, Ms. Lilly Schinsing, Associate Planner, and Ms. Karen Warner, the City's consultant, facilitated the review.

The revised draft element addresses the statutory requirements described in the Department's April 3, 2012 review. As a result, the revised element will comply with State housing element law (Article 10.6 of the Government Code) when it is adopted and submitted to the Department, pursuant to Government Code Section 65585(g). The finding of compliance is based on, among other things, Program 8 to adopt flexible development standards for multifamily housing in mixed use districts, Programs 10a and 10b to adopt zoning regulations allowing accessory dwelling units, and Program 11, to establish additional berths and to record permits for the 38 existing berths never previously included in the City's housing stock due to the unique nature of this type of housing.

The Department's finding of compliance is conditioned on the successful implementation of Programs 10a, 10b, and 11, as the majority of the identified site capacity to accommodate Sausalito's low and very low-income RHNA is dependent of these programs. These programs are crucial in maintaining Sausalito's compliance with the adequate sites requirements of State housing element law and must be completed by the dates indicated in the element (end of 2012 for Programs 10a and 10b, and 1st quarter of 2014 for Program 11. As a result, the City must notify the Department following implementation of each program. Should these programs not be completed in the timeframes stated, the element will no longer comply with housing element law and must be further amended.

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The City should utilize the annual General Plan progress report required by Government Code Section 65400 to monitor and report on its progress in implementing the element, including identified programs. These reports are required to be annually completed and submitted to the Department by April 1. Failure to submit forthcoming annual reports by the due date, with the necessary evaluation and information, will trigger a compliance review with housing element law.

The Department appreciates the hard work and dedication of you, Ms. Schinsing and Ms. Warner in preparation of the housing element and looks forward to receiving Sausalito's adopted housing element. If you have any questions, please contact Melinda Coy of our staff, at (916) 445-5307.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora".

Glen A. Campora  
Acting Deputy Director