DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF HOUSING POLICY DEVELOPMENT

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November 7, 2012

Mr. Adam Politzer City Manager City of Sausalito 420 Litho Street Sausalito, CA 94965

Dear Mr. Politzer:

RE: Review of the City of Sausalito's Adopted Housing Element

Thank you for submitting the City of Sausalito's housing element adopted October 9, 2012 and received for review on October 16, 2012. The adopted housing element was submitted for the 4th planning cycle and covers the 2009-2014 planning period. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The Department's review found the adopted element to be substantially the same as the revised draft element reviewed by the Department on August 16, 2012 and determined to comply with statutory requirements.

The Department acknowledges the City's efforts to complete the implementation of Programs 10a and 10b to adopt zoning regulations allowing accessory dwelling units. However, the Department's finding of compliance is conditioned on the successful implementation of these programs and Program 11, to establish additional berths and to record permits for existing berths, 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.

The City is commended for adopting flexible development standards and incentives for multifamily housing in mixed use districts (Program 8) and in multifamily zones (Program 20). These programs will facilitate more compact development with a mix of uses to provide a variety of housing types, address climate change, energy conservation and air quality objectives, and maximize existing land resources.

Mr. Adam Politzer Page 2

Such strategies also promote the feasibility of developing housing for lower-income families and workers while strengthening the local economy.

The Department is pleased to report the City now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks (HRP) Program, Local Housing Trust Fund (LHTFP) and the Building Equity and Growth in Neighborhoods (BEGIN) programs include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Details about these and other programs are available on the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf.

The Department appreciates the hard work and dedication of Mr. Jeremy Graves, Director of Community Development, Ms. Lilly Schinsing, Associate Planner, and Ms. Karen Warner, the city's Consultant in preparation and revision of the housing element to be a valuable tool to address the community's housing and community development needs. The Department wishes Sausalito success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Melinda Coy, of our staff, at (916) 445-5307.

Sincerely,

Glen A. Campora

Assistant Deputy Director

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