City of Sausalito Housing Element Committee

Something we've always wanted to know...
...but were too shy to ask...

How many accessory dwelling units are there in Sausalito?

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More specifically, how many unidentified units are alive and well and providing much needed affordable housing in our single family residential neighborhoods?

Here's why we're asking -

Sausalito is presently updating its Housing Element. As part of that process, we must satisfy the State that we're making a good faith effort to maintain a "housing mix" in our town. Accessory dwelling units, which are small living units that are ancillary to the main residence on a single-family lot, are often called by other names such as "in-law units," "granny flats," and "second units" and have been used in various communities to provide affordable housing. These accessory dwelling units can have many property-owner and community benefits, including providing flexibility for the owner of the main home (such as providing an additional source of income or an apartment for elderly parents) and providing lower cost housing for various members of the community (such as single persons, young couples, seniors and various members of the workforce) as the units tend to be small.

Sacramento asks that we provide a diversity of housing, not only for the people who have lived here for years and those who can afford to buy homes, but for <u>all</u> citizens, including those of lower income (e.g. our firefighters, nurses, police officers and teachers). Actually, we may be doing a pretty good job already. If our hunch is right, some of our "fair share" of affordable housing is already in place. Our problem is we can't prove it. Whereas every other jurisdiction in Marin has legalized qualifying accessory units, Sausalito adopted an ordinance in 1984 which prohibits new accessory dwelling units in the City. As a result, much of our lower priced housing is invisible.

That's where you can help us. If you own an accessory unit, (which, in many cases, is apt to be illegal), don't tear this up and go into hiding. Instead, answer and return the enclosed questionnaire. We guarantee— cross our hearts— that you will remain anonymous and your responses will be confidential. This information will not be used in any way for enforcement action or tax collection purposes. Please take ten minutes right now to send us the information we need.

Show the world that Sausalito is a kinder, gentler place than anyone ever suspected. Come out and... BE COUNTED!

If you are interested in more information regarding the Housing Element Update or to be added to the email or mailing lists for future accessory dwelling unit workshops, please contact: Lilly Schinsing, Associate Planner, Community Development Department, Planning Division, 420 Litho Street, Sausalito, CA 94965, (415) 289-4134 or LSchinsing@ci.sausalito.ca.us.

Additionally, if you are interested in the update please visit the City's Housing Element Update website at www.ci.sausalito.ca.us/lndex.aspx?page=703. Results from this survey will be posted on the website.

Thank you for participating!

City of Sausalito Accessory Dwelling Unit Questionnaire PLEASE COMPLETE AND SEND BACK THIS QUESTIONNAIRE BY AUGUST 2, 2010

Your answers are completely anonymous and confidential and will not be used for enforcement or tax collection purposes

What is an Accessory Dwelling Unit?

An accessory dwelling unit is a permanent residence that is accessory to a primary residence on the same site. Accessory dwelling units can be attached to, or detached from, the main residence. An accessory dwelling unit has:

 A separate bathroom 	te food preparation facilities (w	hich include a stove, refrigerator, a	ind sink).
1) Do you have an accessory	8) When was your accessory	14) What is the approximate age	19) Do you have an existing
unit (based on the definition	unit built?	of the current accessory unit	structure on your property (e.g.
above)?	☐Prior to or on 2/7/84	occupants?	greenhouse, office studio) that
□Yes	□ After 2/7/84	■ 18 - 30 years old	could be converted into an
□No		☐ 31 - 45 years old	accessory unit?
If Yes, complete Section A;	9) Does the unit have its own	☐ 46 - 60 years old	□ Yes
If No, please skip to Section b	outside entry?	Over 60 years old	□ No
	□Yes		□ Don't know
SECTION A	□No	15) What is the accessory unit	
2) Is your unit illegal?		occupants' primary form of	20) Have you thought about
□Yes	10) Is the unit currently	transportation?	building an accessory unit or
□No	occupied?	□ Car	incorporating one into your
□I don't know	□Yes	■Bus	house?
	□No	□ Ferry	□Yes
3) Was the accessory unit		■Motorcycle	■ No (skip to #21)
constructed with building	11) If you answered yes to #9,	□Bike	
permits?	how many people currently	■Walking	21) If yes to #19, why?
☐Yes (skip to #4)	occupy the unit?		□Extra income
□No	□One	16) What is the number of cars	☐Place for relative to live
☐I don't know	□Two	owned by the unit occupant?	Other:
	■More than two		
4) If the City established an			22) Do you have at least 500 sq. f
amnesty program for illegal	12) How often is the unit	☐ More than 1	of undeveloped space on your lot
accessory units would you	occupied?		available for an accessory unit?
apply to legalize an existing	■Only used by guests	17) Where is the accessory unit	□Yes
unit?	□Usually occupied by a	occupants' car(s) parked?	□No
■Yes	tenant	□On-street	□Don't know
□No	☐Rarely occupied by a	☐On my property	
□I'm not sure	tenant	□ Elsewhere	23) If an accessory unit were built
			could you accommodate off-stree
5) Approximate size of the	13) What is the monthly rent	SECTION B - To be completed	parking for that unit on your
accessory unit is:	of your unit (if unit is not	by owners with no accessory	property?
□Under 600 sq. ft.	currently occupied, please	dwelling unit on their property	☐ Yes. Number of
□600 – 1,000 sq. ft.	estimate what you would	and an area property	spaces
Over 1,000 sq. ft.	charge if/when rented)?	18) Do you currently have an	□ No
	■\$0, no rent charged	additional unit on your property	g , h ; re to the
6) The unit is:	□\$1-\$600/month	that does not qualify as an	24) If the City's zoning ordinance
☐Attached to my house	□\$601-\$800/month	accessory unit based on the	was changed to permit new
Detached from my house	□ \$801-\$1,000/month	definition above?	accessory dwelling units, would
,, ,, ,, ,, ,	□ \$1,001-\$1,200/month	□No	you be inclined to build one?
7) The unit is a:	□ \$1,201-\$1,600/month	☐Yes, and it does not qualify	□Yes
■Studio	□Over \$1,600/month	because it is missing:	□No
□One bedroom		☐A cooking facility	
☐Two or more bedroom	1	☐A bathroom	25) If you were to build an
			accessory dwelling unit, how
We are interested in learning	more about what types of in	centives the City could offer to	much rent do you think that you
	• •		would charge?
		egal second units or the addition of	□Under \$600/month
_		rovide financial incentives (such as	□ \$601-\$800/month
reduced permitting fees) or dev	elopment incentives (such as all	owing increased floor area on the	
lot). What incentives do you thin	k would persuade homeowners to	participate in such programs?	□ \$801-\$1,000/month
			□\$1,001-\$1,200/month
	ITEM NO. 9	PAGE 2	□ \$1,201-\$1,600/month
	2 + 5-181 1 45 3	TO AREA ST.	□Don't know

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