Information Sheet on the Housing Element Update and the Housing Element Task Force

May 23, 2011

What is a Housing Element and what is RHNA?

- The Housing Element is one of seven required chapters in a City's General Plan. The
 purpose of the Housing Element is to create a plan to meet the existing and projected
 housing needs of all economic segments of the community.
- Housing Elements are required by the State of California to be updated every 5-7 years.
 A major component of the Housing Element Update is the Regional Housing Needs Allocation (RHNA).
- The RHNA is a process established by the State in which each city is "assigned" a number of housing units it must accommodate during a defined planning period, for example 2007-2014.
- The RHNA is composed of different income categories (very low, low, moderate, and above moderate) which are percentages based on the County's median income.
- Cities are not required to actually build the housing—rather, they must demonstrate to the State that the opportunity to build the housing has been created.

What is the Housing Element Task Force?

- Sausalito's Housing Element Task Force is an advisory body to the City Council. The
 Task Force's purpose is to assist the Community Development Department in the
 preparation of the draft housing element for presentation to the City Council.
- Upon completion of the Task Force's review, the draft element will be forwarded to the Planning Commission for consideration and ultimately the City Council for adoption.
- The Task Force meets on the fourth Monday of every month to discuss the Housing Element Update.

What is the Housing Element Task Force Currently Discussing?

- The Task Force is currently discussing different strategies to meet the RHNA. Among this "menu of options" are the following topics which are up for discussion:
 - Accessory Dwelling Units (Amnesty Program and New Regulations)
 - Liveaboard Units (Amnesty Program and New Regulations)
 - Rezoning
 - Floor Area Policy Change
 - Inclusionary Housing Requirements
 - > Requirements for Mitigation Fees for Condominium Conversions
 - Requirements for Impact Fees for Duplex/Triplex Conversions to Single Family Dwellings
- The Housing Element Task Force will be presenting all of the different topics and options at a Community Workshop on July 16, 2011.
- After the community input the Housing Element Task Force will select a strategy, or a combination of strategies, to present to the City Council in the draft Housing Element.