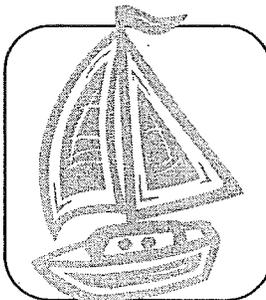
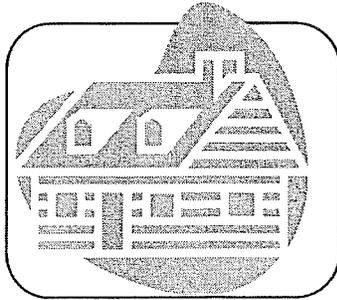




**Community Workshop 2: Site Inventory
Housing Element Update
July 16, 2011, 9:30am-12pm
Bay Model, Sausalito**



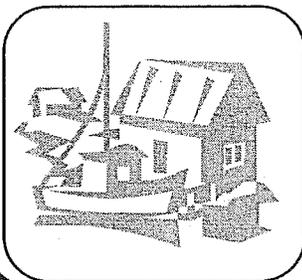
Agenda

Welcome and Introductions
Recap of Work Done to Date
Required Analysis: Sites Inventory and Analysis
Menu of Options
Community Feedback and Questions
Next Steps

Community Workshop 2 Packet Index

❖ Joint City Council/Housing Element Task Force Agenda	pg. 1
❖ Community Workshop 2 PowerPoint Slides	pg. 3
❖ Glossary	pg. 25
❖ Marin County Families & Housing Affordability	pg. 27
❖ Menu of Options	pg. 29
❖ Summary of Strategies	pg. 47
❖ Information Sheet on each Candidate Site	pg. 49
❖ Councilmember Questions	pg. 59
❖ Correspondence Regarding City Hall Site	pg. 63

**Remember to sign the attendance sheet and complete the workshop evaluation form*
Thank you for participating!*



FOR MORE INFORMATION:

Contact Lilly Schinsing,
Associate Planner, (415) 289-4134,
LSchinsing@ci.sausalito.ca.us
Website: www.ci.sausalito.ca.us

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Element\2009 Update\Current Public
Participation\Workshops\Workshop 2\Packet Index
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SAUSALITO CITY COUNCIL AND HOUSING ELEMENT TASK FORCE SPECIAL JOINT MEETING
9:30 A.M. at the BAY MODEL at 2100 BRIDGEWAY, SAUSALITO, CA
SATURDAY, JULY 16, 2011

1. **CALL TO ORDER SAUSALITO CITY COUNCIL AND HOUSING ELEMENT TASK FORCE SPECIAL JOINT MEETING AT THE BAY MODEL, 2100 BRIDGEWAY, SAUSALITO, CA**

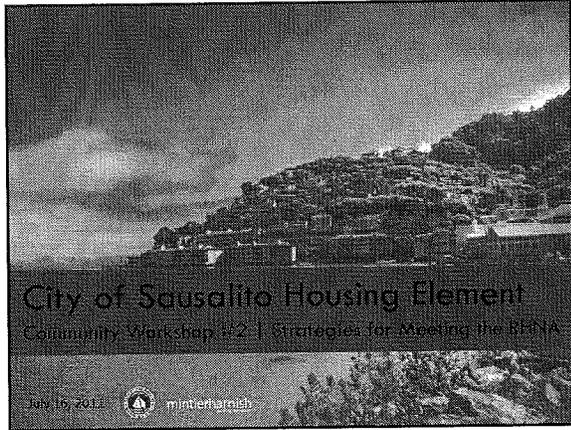
2. **BUSINESS ITEM- HOUSING ELEMENT UPDATE: SITE INVENTORY, COMMUNITY WORKSHOP 2**
 - A. WELCOME AND INTRODUCTIONS
 - B. RECAP OF WORK DONE TO DATE
 - C. REQUIRED ANALYSIS: SITE INVENTORY
 - D. MENU OF OPTIONS
 - E. COMMUNITY FEEDBACK AND QUESTIONS
 - F. NEXT STEPS

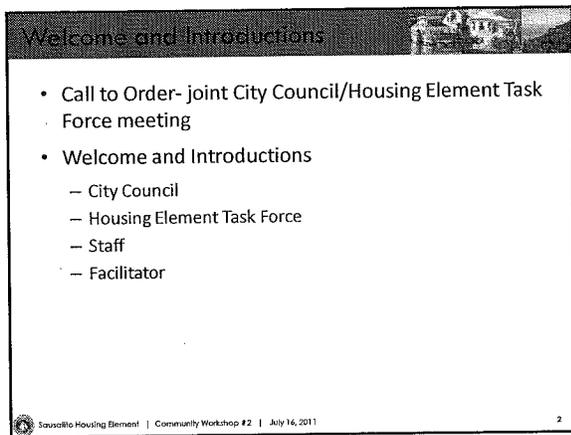
3. **ADJOURNMENT**

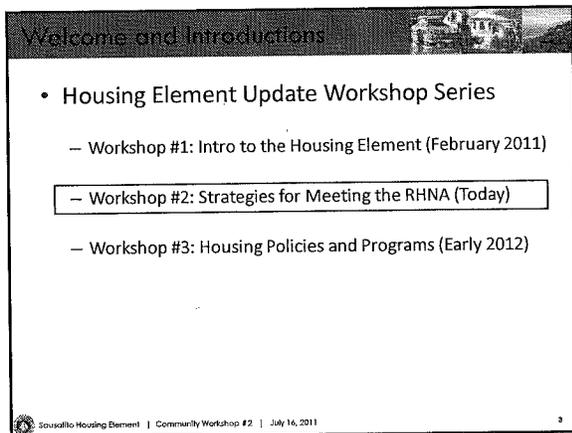
Special Needs

In compliance with the Americans with Disabilities Act (28 C.F.R. 35.102-35.104, ADA Title 11), if you need special assistance to participate in a City Council meeting, please call 289-4165 or 289-4199. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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Workshop Agenda

- 1 | Overview of RHNA and Sites Inventory Requirements
- 2 | Strategies for Meeting the RHNA
- 3 | Questions, Answers, Discussion
- 4 | Next Steps

Sausalito Housing Element | Community Workshop #2 | July 16, 2011

1 | Overview of RHNA and Sites Inventory Requirements



The Housing Element

- One of the seven mandated elements of the General Plan
- State sets schedule for periodic update of the housing element.
 - 5-year timeframe
 - State sets 7 ½ year planning period: January 1, 2007 to June 30, 2014
- Review by California Department of Housing and Community Development (HCD) for compliance with State law

Sausalito Housing Element | Community Workshop #2 | July 16, 2011

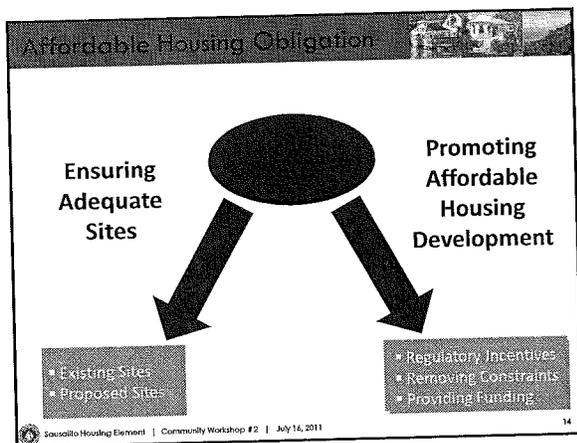
Housing Element Update: Community Workshop 2, Site Inventory

Density within the local context

- In Sausalito, HCD Rule of Thumb for lower-income affordable housing is **20 units/acre**

Housing Types and Affordability Sausalito	
Income Category	Potential Housing Types
Above Moderate Income	Single family homes
Moderate Income	Accessory dwelling units, duplexes, triplexes, fourplexes, small multi-family housing, liveaboards
Lower Income	Larger multifamily housing, accessory dwelling units, liveaboards

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Sites Inventory and Analysis

- Traditional approach to inventory:
 - Inventory units built since start of RHNA planning period (i.e., 1999)
 - Inventory of vacant and underdeveloped land suitable for residential development
 - Hope you meet your RHNA

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Remaining Need



RHNA by Income Category					
Sausalito					
	Very Low	Low	Moderate	Above Moderate	Total
Combined RHNA (1999-2014)	81	47	84	160	372
Units built (1999-2011)	22	0	1	33	56
Capacity on vacant/underdeveloped sites	0	0	0	437	437
Remaining Need*	59	47	83	-	189

*City must use other strategies to meet the remaining need

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Consequences of Non-Compliance



- Legal Responsibility
 - The Housing Element needs to be certified for an adequate General Plan
 - Could lose local land use authority
- Fiscal Obligation
 - Could have to pay legal fees, including plaintiff's fees
- RHNA becomes cumulative (AB 1233)
- Ineligible for State housing funds and related infrastructure funds
 - e.g., CDBG, HOME, Infill Incentive Grant, Housing Related Parks

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2 | Strategies for Meeting the RHNA



8

Strategies for Meeting the RHNA

- Built, under construction, or approved units
- Capacity on vacant and underutilized land
- 1. Adopt Accessory dwelling unit (ADU) regulations and count capacity for future ADUs
- 2. ADU amnesty program
- 3. Count existing undocumented liveaboards
- 4. Incentives for affordable liveaboards
- 5. Rezone existing residential and mixed use sites to higher density
- 6. Rezone non-residential land to allow residential

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Strategies for Meeting the RHNA

- Each strategy is presented on a scale:
 - **Light Approach** = less aggressive policies, fewer incentives, stricter regulations/standards
 - **Medium Approach** = more policies, some incentives, some regulations/standards
 - **Heavy Approach** = more aggressive policies, more incentives, minimal regulations/standards

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Strategies for Meeting the RHNA

- Ranking the strategies

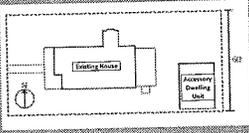
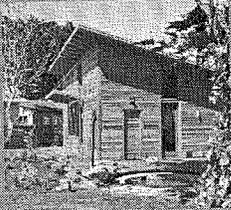
Implementation

Acceptance by HCD

** Just because the City proposes a strategy, doesn't mean HCD will accept it*

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Strategy 1: Count capacity for future accessory dwelling units (ADUs)



1 — Count Capacity for Future ADUs

- **Background:**
 - Capacity for future ADUs can count toward RHNA
 - Capacity is estimated based on:
 - past development trends
 - community need for ADUs
 - resources/incentives to encourage future ADUs
 - ADU Affordability Study in Marin County found that:
 - 30% of ADUs are affordable to extremely low income households
 - 20% of ADUs are affordable to very low income households
 - 40% percent of ADUs are affordable to low income households
 - Remaining ADUs are affordable to moderate or above moderate income households

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1 — Count Capacity for Future ADUs

- **Background:**
 - City ordinance in 1984 prohibited ADUs
 - City conducted an ADU Survey in 2010:
 - 16% of owners would be inclined to create an ADU if the City allowed
 - 20% of owners would be able to provide off-street parking
 - To count ADUs, City would have to adopt regulations allowing ADUs in the city

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Count Capacity for Future ADUs

- Light Approach:**
 - Allow ADUs in *select areas*
 - Very strict standards:
 - each ADU must provide one off-street parking space
 - all development standards must be met (e.g., floor area, building coverage)
- Medium Approach:**
 - Allow ADUs in *specific residential Zoning Districts*
 - Standards:
 - each ADU must provide one off-street parking space, however, there may be cases where the requirement is waived for specific reasons, such as proximity to bus route;
 - development standards may be relaxed (e.g., small discount from floor area and/or building coverage given so that ADU does not make parcel non-conforming);
 - small discount given on building permit fees.

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Count Capacity for Future ADUs

- Heavy Approach:**
 - Allow ADUs in *all residential Zoning Districts*
 - Very relaxed standards:
 - Parking is not required for the ADU;
 - ADU under a certain size doesn't count towards building coverage or floor area

Approach	Very Low	Low	Moderate	Above Moderate	Total
Light	6	5	1	1	13
Medium	13	10	2	1	26
Heavy	81	64	9	8	162

Implementation ← Difficult → Easy

Acceptance by HCD

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Strategy 2: Accessory Dwelling Unit (ADU) Amnesty Program

2 – ADU Amnesty Program

- Background:**
 - City ordinance in 1984 prohibited ADUs
 - All ADUs built since 1984 are illegal units
 - City conducted an ADU Survey in 2010:
 - 15% of owners have an existing ADU on their property
 - 25% of owners with an existing ADU indicated it was built without permits
 - 40% of owners with an existing ADU indicated that they would be able to provide off-street parking for the unit
- Overview of Approach:** To count existing ADUs, City would have to:
 - Prove that illegal ADUs were not counted in the U.S. Census
 - Adopt an amnesty program to legalize ADUs

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2 – ADU Amnesty Program

- Light Approach:**
 - Conditions are very strict:
 - ADUs must provide one off-street parking space;
 - all development standards must be met (i.e., floor area, building coverage);
 - no discount given on building permit fees
- Medium Approach:**
 - Conditions are more relaxed:
 - ADU must provide one off-street parking space, but requirement could be waived for specific reason, such as proximity to bus route;
 - development standards may be relaxed (e.g., small square foot discount from floor area and/or building coverage could be given so ADU does not make parcel non-conforming);
 - small discount given on building permit fees

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2 – ADU Amnesty Program

- Heavy Approach:**
 - Very relaxed conditions:
 - parking is not required for the ADU;
 - ADU does not factor into building coverage or floor area;
 - large discount given on building permit fees.

Approach	Very Low	Low	Moderate	About Moderate	Total
Light	3	2	1	0	6
Medium	6	4	1	1	12
Heavy	19	15	2	2	38

Implementation ← → Easy

Acceptance by HCD

Sausalito Housing Element | Community Workshop #2 | July 16, 2011

Strategy 3: Count existing undocumented liveaboards



3 - Count Existing Liveaboards

- **Background:**
 - Sausalito Zoning Ordinance:
 - Allows 10% of berths to be used for liveaboards
 - Half of the liveaboards must be available to low and moderate income residents
 - 2009 survey of boating community revealed:
 - The majority of liveaboards are permanent residents on their boats
 - Median cost for a berth was \$657, significantly below market rate for a one-bedroom apartment
 - There are an estimated 116 unpermitted liveaboards in the city
 - Several marinas do not have City or BCDC permits for liveaboards and therefore have potential for amnesty for up to 10% of boat slips
 - City may be able to count some (up to 92) existing unpermitted liveaboards as affordable housing if we can prove they were not counted in the 2000 Census

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3 - Count Existing Liveaboards

- **Overview of Approach:** Legalize up to 10% of unpermitted liveaboards at unpermitted marinas (92 liveaboards) via an amnesty program:
- **Light Approach:**
 - Require an even split between all income levels
- **Medium Approach:**
 - Require an even split between very low, low, and moderate income levels
 - Provide an incentive (e.g., relaxation of permitting requirements)
- **Heavy Approach:**
 - Require an even split between very low and low income levels
 - Provide a larger incentive

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3 – Count Existing Liveaboards

Approach	Very Low	Low	Moderate	Above Moderate	Total
Light	23	23	23	23	92
Medium	31	31	30	0	92
Heavy	46	46	0	0	92

Implementation ← →

← Difficult → Easy

Acceptance by HCD

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Strategy 4: Incentives for affordable liveaboards



4 – Affordable Future Liveaboards

- Background:**
 - The following permitted marinas have additional liveboard capacity:
 - Marina Plaza – 4 additional
 - Clipper Yacht – 18 additional
- Overview of Approach:** incentives to encourage marinas to offer remainder of liveboard slips to low/moderate income households
- Light Approach:**
 - Status Quo (i.e., no incentives for affordable units)
- Medium Approach:**
 - Provide incentives for liveaboards to be affordable to very low, low, and moderate (assume an even split between these income levels)
- Heavy Approach:**
 - Provide strong incentives for liveaboards to be affordable to lower income households (assume an even split between very low and low income levels)

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4 – Affordable Future Liveboards

Approach	Very Low	Low	Moderate	Above Moderate	Total
Light	0	0	0	22	22
Medium	7	7	8	0	22
Heavy	11	11	0	0	22

Implementation ←  → Easy

Acceptance by HCD 

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Strategy 5: Upzone existing residential and mixed use sites to higher density



City of Sausalito ZONING MAP

5 – Upzone for Higher Density

- **Background:**
 - The sites inventory can include sites that will be made available for residential uses via rezoning within the planning period
 - If there is a shortfall of sites, the Housing Element must include an “adequate sites program” to accommodate 100% of the shortfall
 - Rezoned sites must meet the following requirements:
 - Allow housing “by right” (i.e., ministerial, not discretionary)
 - Allow at least 20 units/acre
 - Be large enough to accommodate at least 16 units
 - At least 50 percent of the remaining very low- and low-income RHNA must be accommodate on site allowing exclusively residential uses (i.e., not mixed use sites)

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Next Steps

1. Determine complete RHNA strategy
2. Continue Community Workshop Series:
 - Workshop #3: Review of Housing Policies and Programs (Early 2012)
3. Prepare Draft Housing Element
4. Planning Commission and City Council Review of Housing Element
5. Submit Housing Element to the State Department of Housing and Community Development (HCD)

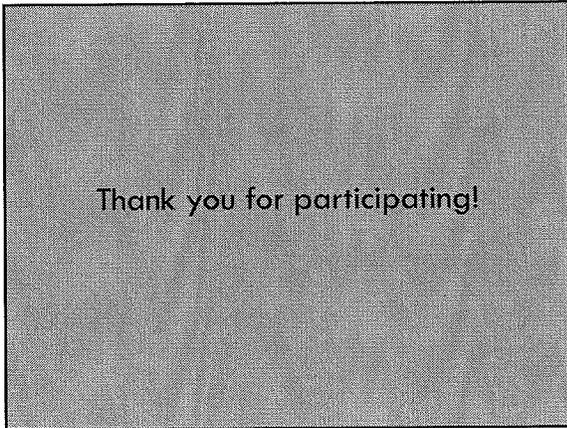
Sausalito Housing Element | Community Workshop #2 | July 16, 2011



Next Steps

- More information/Feedback:
 - Join mailing list
 - Fill out evaluation form
 - Contact staff:
 - Lilly Schinsing, Associate Planner-Project Manager
 - (415) 289-4134
 - LSchinsing@ci.sausalito.ca.us

Sausalito Housing Element | Community Workshop #2 | July 16, 2011



Housing Element Update
Glossary of Frequently Used Terms and Acronyms
Updated: July 13, 2011

ABAG – Association of Bay Area Governments: The regional planning agency for the nine counties and 101 cities of the San Francisco Bay region

Accessible Housing: Units accessible and adaptable to the needs of the physically disabled

ADA – Americans with Disabilities Act. A wide ranging civil rights law that prohibits, under certain circumstances, discrimination based on disability

BCDC – San Francisco Bay Conservation and Development Commission: A state agency in charge of minimizing future unnecessary filling of the Bay

BMR – Below Market Rate: a unit that is priced to be affordable to households that are moderate income or below

CDBG – Community Development Block Grant: Federal funding that allows communities to carry out flexible, locally designed comprehensive community development activities in accordance with Title I, Housing and Community

Density Bonus: The allocation of development rights that allows a parcel to accommodate additional residential units or square footage beyond the maximum for which the parcel is zoned. Under Government Code §65915, a housing development that provides 20% of its units for lower-income households, ten percent of its units for very-low income households, or 50% of its units for seniors is entitled to a density bonus

Density, Residential: The number of residential dwelling units per acre of land.

Entitlements, Development: An approval granted to a development applicant at a specific stage of the development review process required by the city

HCD – State Department of Housing and Community Development: The State Department which reviews local housing elements for compliance with State law and reports its written findings to the local government

Housing Affordability: The generally accepted measure for determining whether a person can afford housing means spending no more than 25%–33% of one's gross household income on housing costs, including utilities, principle, and interest. For example, a Sausalito-Marín City school teacher earning \$61,460 per year can afford \$1,540 per month for housing. A police officer earning \$76,045 can afford up to \$1,900. Households paying more than 30% of their income on housing are considered "overpaying households" by the U.S. Census.

Glossary of Frequently Used Terms and Acronyms

Income Limits: Income limits are updated annually by the U.S. Department of Housing and Urban Development (HUD) for Marin County (the most recent HCD income limits can be accessed online at <http://www.hcd.ca.gov>). For many State and local programs, State Department of Housing and Community Development (HCD) income eligibility limits are used. HCD income limits regulations are similar to those used by HUD. Income limits for 2011 as defined by California Housing Element law are:

- **Very Low Income Households:** Households earning less than 50% of the median household income—e.g., a family of four earning less than \$50,800/year
- **Low Income Households:** Households earning 50-80% of the median household income— e.g., a family of four earning between \$50,800 and \$81,280/year.
- **Moderate Income Households:** Households earning 80-120% of the median income— e.g., a family of four earning between \$81,280 and \$121,920/year.
- **Above Moderate Income Households:** Households earning over 120% of the median household income— e.g., a family of four earning above \$121,920/year.

Median Household Income: The middle point at which half of the City's households earn more and half earn less. The 2011 median income for a family of four in Marin County is \$101,600/year.

NPH – Nonprofit Housing Association of Northern California. An association of nonprofit, low-income housing organizations dedicated to supporting and promoting nonprofit housing development and nonprofit ownership of permanently affordable, low-income housing.

Persons per Household: Average number of persons in each household.

RHNA – Regional Housing Needs Allocation. 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. 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.

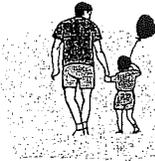
SRO – Single Room Occupancy: A multiple tenant building that houses one or two people in individual rooms (sometimes two rooms, or two rooms with a bathroom or half bathroom), or to the single room dwelling itself. SRO tenants typically share bathrooms and / or kitchens, while some SRO rooms may include kitchenettes, bathrooms, or half-baths.

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Updated: February 9, 2010

Marin County Families and Housing Affordability



Single Marin County Retail Salesperson with no children. \$29,930 annual income



Single Marin Librarian with one child. \$58,668 annual income

Single Marin County Middle School Teacher with no children. \$62,079 annual income



Married Marin County Dentist and Electrician with no children. \$214,266 combined annual income

**2011 Marin County Annual Income and Estimated Housing Costs
By Income Category for Different Household Sizes**

Household Size	Annual Income and Housing Costs	Income Category			
		Very Low 50% or Less†	Low <50-80%	Moderate <80-120%	Above Moderate <120%+
1-person household Median Income: \$71,100	Annual Income	Up to \$35,550	\$35,551-\$56,880	\$56,881-\$85,320	<\$85,321
	Monthly Housing Cost*	Up to \$890	\$891-\$1,420	\$1,421-\$2,130	<\$2,131+
2-person household Median Income: \$71,300	Annual Income	Up to \$40,650	\$40,651-\$65,040	\$65,041-\$95,400	<\$97,561
	Monthly Housing Cost	Up to \$1,020	\$1,021-\$1,630	\$1,631-\$2,440	<\$2,441+
3-person household Median Income: \$91,450	Annual Income	Up to \$45,730	\$45,731-\$73,160	\$73,161-\$109,740	<\$109,741
	Monthly Housing Cost	Up to \$1,140	\$1,141-\$1,830	\$1,831-\$2,740	<\$2,741
4-person household Median Income: \$101,600	Annual Income	Up to \$50,800	\$50,801-\$81,280	\$81,281-\$121,920	<\$121,920 +
	Monthly Housing Cost	Up to \$1,270	\$1,271-\$2,030	\$2,031-\$3,050	<\$3,051+



Married Marin County restaurant service worker and home health aide with one child. \$44,079 annual combined income



Married Marin County Firefighter with stay-at-home spouse and two children. \$79,200 annual income



Married Marin County Paralegal and Postal Service Clerk with one child. \$106,434 annual combined income

† Of Marin County Median Income

* Housing costs are assumed to be a 30% of annual income. Per the California Housing and Community Development Department, a household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its income on housing. Housing costs are rounded to nearest \$10.

-For Renters, "housing cost" is assumed to include rent and utilities.

-For Homeowners, "housing cost" is assumed to include a mortgage payment, property taxes, homeowners insurance, private mortgage insurance, homeowners association dues and utilities.

**Draft “Menu of Options”
Site Inventory and Analysis
Housing Element Update
Revised: July 12, 2011**

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Introduction

The Regional Housing Needs Allocation (RHNA) is a process mandated by State Housing Element law (Government Code Section 65589.5) which determines the quantity and affordability of housing for which a community must plan. State housing element law focuses on both the production and geographic distribution of new housing units, and requires that each municipality strive to meet their "fair share" of the regional need for low- and moderate-income housing. This regional allocation process begins with the California Department of Housing and Community Development (HCD) which assigned the Bay Area a housing needs allocation of 214,500 units for the 2007-2014 planning period, using the state department of Finance household growth projections. Of this figure, 4,882 units were allocated to Marin County as a whole by the Association of Bay Area Governments (ABAG) and of that figure, Sausalito was specifically allocated 165 units for the 2007-2014 planning period. In addition, since the City of Sausalito did not adopt an updated housing element in the 1999-2006 planning period to address the 1999-2006 RHNA allocations, the city must carry forward the 207 unit allocation from that period into the current 2007-2014 planning period, to give a total allocation of 372 units. It is important to remember that the City is only able to count the number of dwelling units that are expected to be accommodated within the planning period (i.e., through 2014).

Table 1 below summarizes Sausalito's total RHNA by income group. It should be stressed that Sausalito is required to demonstrate that 372 units distributed as shown among the various income groups can be accommodated.

Table 1: 1999-2006 and 2007-2014 RHNA

Regional Housing Needs Assessment (RHNA)					
	Very Low 50% or Less of County Median Income	Low 51-80% of County Median Income	Moderate 81-120% of County Median Income	Above Moderate	Total
1999-2006 RHNA	36	17	50	104	207
2007-2014 RHNA	45	30	34	56	165
TOTAL NEED:	81	47	84	160	372

Attachment I lists possible strategies that the city could adopt to meet the RHNA. This list was compiled to include ideas carried forward from the previous housing element process and well as other suggestions made by property owners, residents, other interested parties and City staff. It is the goal of this document to analyze strategies A through H listed in **Attachment I** to determine if the RHNA outlined in Table 1 can be accommodated through 2014 using these strategies.

For certain of these strategies, three approaches are provided – a light, medium or heavy approach— which results in different RHNA credits based on differing assumptions. As much as possible the assumptions derive from the Technical Studies, which have been approved previously by the Housing Element Task Force

Strategy A: Housing Units Built, Under Construction, or Approved for Construction 1999-Present

The first strategy credits the RHNA with any units that have been built, are under construction or have been approved for construction since 1999 and that qualify as affordable income housing. **Table 2** summarizes the potential RHNA credits achieved by this strategy. Please see the August 23, 2010 staff memo to the Housing Element Task Force entitled "Progress on Achieving Regional Housing Needs Allocation (RHNA)" for details of these credits.

Table 2: Potential RHNA Credits for Housing Units Built, Under Construction, or Approved for Construction

Strategy	Potential RHNA Credits				Total
	Very Low	Low	Moderate	Above Moderate	
Units built, under construction or approved for construction	22	0	1	33	56

Strategy B: Vacant and Underdeveloped Land - No Rezoning

This strategy uses information from the "Vacant and Underdeveloped Land Technical Study" which was approved by the Housing Element Task Force in April 2011. It was determined that there was a potential for 73 above moderate units from vacant parcels and a potential of 364 above moderate units from undeveloped parcels, each of which would fall into the "Above Moderate" income category as shown in Table 3. No rezoning would be required under this strategy.

Table 3: Potential RHNA Credits from the Vacant and Undeveloped Land Technical Study

Strategy	Potential RHNA Credits				Total
	Very Low	Low	Moderate	Above Moderate	
Information from Vacant and Underdeveloped Land Technical Study	0	0	0	437	437

Strategy C: Existing Accessory Dwelling Units

In this strategy, the Housing Element identifies a program to adopt an Accessory Dwelling Unit (ADU) amnesty program in order to legalize unpermitted ADU's under certain conditions and seek credits to the RHNA for some of the existing ADUs that would become legalized.

The Housing Element Task Force approved Accessory Dwelling Unit Technical Studies on March 28, 2011 which included detailed responses from surveys sent to all property owners in Sausalito. These surveys demonstrated that 15% of Sausalito property owners have an existing ADU on their property. Applying this percentage to the 3,077 units in Sausalito with two or more bedrooms^a yields 492 existing ADUs. Approximately 25% of owners indicated that their ADUs were built without building permits. Applying this percentage to the 492 existing ADUs yields 123 illegal ADUs that potentially could be legalized via an amnesty program. The surveys determined that approximately 40% of owners who have an existing ADU indicated that they would be able to provide off-street parking for an ADU. Applying this percentage to the 123 existing illegal ADUs yields 49 ADUs which can provide parking and could be legalized via an amnesty program under this condition. The next step was to predict the number of ADUs which could be legalized via an amnesty program within the planning period.

In this and subsequent strategies, there are three approaches ranging from a "Light" approach, where the perceived impact on the community is the least, the specific conditions/regulations pertaining to the strategy are tight and the corresponding RHNA credits low, to a "Heavy" approach, where the perceived impact to the community would be greater, the conditions/regulations relaxed and the corresponding RHNA credits higher. A "Medium" approach lies between Light and Heavy.

^a From 2000 US Census, Table H42

In the case of existing ADUs, the various assumptions that went into each approach are detailed in **Attachment II**.

In the Light approach, the conditions are very strict:

The ADUs must provide one off-street parking space; all development standards must be complied with (i.e., floor area, building coverage, etc.); no discount given on permitting fees.

In the Medium approach, the conditions are more relaxed:

The ADU must provide one off-street parking space, however, there may be cases where the requirement is waived for specific reasons, such as proximity to bus route or neighborhood location; development standards may be relaxed (i.e., a small square foot discount from floor area and/or building coverage could be given so that ADU does not make parcel non-conforming); small discount given on building permit fees.

In the Heavy approach, the conditions are the most relaxed:

Parking is not required for the ADU; ADU does not factor into building coverage or floor area; large discount given on building permit fees.

Table 4 summarizes the potential RHNA credits in each income category using the strategy of introducing an ADU amnesty program that would legalize existing ADUs using each of the three approaches. The different assumptions that were made to calculate the potential RHNA credits using each approach is given in detail in **Attachment II**.

Table 4: Potential RHNA Credits from Existing ADUs

Strategy Existing ADUs	Potential RHNA Credits				Total
	Very Low	Low	Moderate	Above Moderate	
Light	3	2	1	0	6
Medium	6	4	1	1	12
Heavy	19	15	2	2	38

It should be noted that the RHNA is a forward-looking number designed to address future housing needs. Illegal ADUs are existing units that may already serving the needs of lower-income residents in Sausalito. To count ADUs against the RHNA, the units must create a net increase in the housing stock. HCD has indicated that they will consider a strategy that credits the RHNA through an amnesty program if the City can document that the illegal units were never counted by the US Census nor permitted by the City. Therefore, the Task Force is considering this strategy as well. However, an amnesty program is not expected to yield a significant number of ADUs to credit toward the RHNA, and it should be noted, that the City has been advised by the City's Housing Element consultant, Mintier-Harnish, that there is a risk that this strategy will not be accepted by the HCD:

The city may be able to count ADUs that have been built since 1999, the start of the planning period. However, the ADU survey did not ask when these units were built, so the city would have to

collect additional information from second unit owners to identify if any of the units were built since 1999.^b

Strategy D: Future Accessory Dwelling Units

In this strategy, the Housing Element identifies a program to adopt regulations to allow ADUs. The ADU survey demonstrated that 16% of Sausalito owners would be inclined to create a new ADU if the City allowed ADUs. Applying this percentage to all properties in Sausalito yields 525 new potential ADUs. As above, three approaches were developed, Light, Medium and Heavy, based on whether parking was required, whether developed standards were imposed or relaxed etc. The conditions for each approach are detailed in **Attachment III** together with the other assumptions used. The potential RHNA credits obtained using this strategy with these differing approaches are summarized in **Table 5**.

Table 5: Potential RHNA Credits from Future ADUs

Strategy Future ADUs	Potential RHNA Credits				Total
	Very Low	Low	Moderate	Above Moderate	
Light	6	5	1	1	13
Medium	13	10	2	1	26
Heavy	81	64	9	8	162

State law allows the City to count the number of future ADUs expected to be built within the Housing Element planning period. The analysis of the potential for ADU development must rely on the following factors:

1. The number of ADUs developed in the prior planning period (i.e., 1999-2006);
2. The community need for ADUs;
3. The resources and/or incentives available that will encourage the development of ADUs; and
4. Other relevant factors as determined by the State.

Since the City adopted an ordinance in 1984 prohibiting ADUs, Sausalito does not have a track record of permitting ADUs and therefore the analysis must rely on factors 2-4. It is important to remember that the City is only able to count the number of ADUs that are expected to be accommodated within the planning period (i.e., through 2014).

There are a variety of factors to consider when predicting the number of ADUs that could be accommodated through 2014. The first is what the accessory dwelling unit regulations would look like. Strict regulations will yield fewer units to credit the RHNA. More relaxed regulations will yield a greater number of units. Accessory dwelling unit regulations would need to be carefully crafted to address the community's parking concerns. For example:

- **Parking:** Should parking be required for the accessory dwelling unit? What if parking is not available on the site? Requiring parking for each accessory dwelling unit will yield fewer ADUs to credit the RHNA.
- **Neighborhoods:** Some neighborhoods in Sausalito are less suited for ADUs due to congestion, restricted parking availability, narrow and steep streets, etc. Restricting new ADUs to specific neighborhoods will yield fewer ADUs to credit the RHNA.

^b From Minter-Harnish's May 19, 2011 "City of Sausalito Housing Element – Preliminary Comments on Menu of Options"

- **Development Standards:** Some communities offer floor area and/or building coverage credits to encourage the development of ADUs. Should Sausalito offer such a discount? Offering a discount may result in more ADUs to credit the RHNA.

Another factor is that building permits and water/sewer hook-up fees will be required to develop a new accessory dwelling unit. These fees can range from \$20,000 to \$40,000. Although building permit fees are controlled by the City, water and sewer fees are set by agencies outside of the City's control. These costs might be prohibitive to some property owners.

Taking all of these factors into account suggests that may be unrealistic to expect that the entire RHNA could be accommodated with new accessory dwelling unit regulations alone. The Task Force should consider how strong of an accessory dwelling unit strategy to pursue and how many associated ADUs could be accommodated through 2014. An accessory dwelling unit strategy may need to be coupled with other strategies to accommodate the RHNA.

Strategy E: Liveabords - Existing

Sausalito has a well-established and vibrant boating culture that plays an important role in shaping the character of the community. Many boaters have chosen to make their boats their homes. The Sausalito Zoning Ordinance allows for 10% of berths to be used for housing, and calls for half of those to be available to low and moderate income residents. However, low and moderate income liveabords are currently not counted towards Sausalito's affordable housing quota. In 2009 a survey was conducted among the boating community and the results were described in detail in the Liveaboard Technical Study which was approved by the Housing Element Task Force on May 23, 2011. This study indicated that the median income reported by liveabords was approximately \$42,500 and that the median cost of a berth for those surveyed was \$657.50, which is significantly below the market rate for a one-bedroom apartment in Sausalito. Furthermore, the survey data suggests that the majority of liveabords are permanent residents on their boats.

In this strategy, the goal is to show that the 2000 US Census did not count some existing unpermitted liveabords and that the Housing Element identifies an amnesty program to legalize as many of the estimated 116 unpermitted liveabords as possible, subject to the requirement that they not exceed 10% of each marina. Documentation would be provided to show why liveabords should count as housing units and as providing affordable housing. **Attachment IV** details the basic assumptions, taken from the Liveaboard Technical Study, provides a Light, Medium and Heavy approach that could be adopted and shows the potential RHNA credits that could be obtained. This is summarized below in **Table 6**.

Table 6: Potential RHNA Credits from Existing Liveabords

Strategy Existing Liveabords	Potential RHNA Credits				Total
	Very Low	Low	Moderate	Above Moderate	
Light	23	23	23	23	92
Medium	31	31	30	0	92
Heavy	46	46	0	0	92

It should be noted, that the City has been advised by Mintier-Harnish, that there is a risk that this strategy will not be accepted by the HCD:

The same issues that apply to counting existing ADUs apply to existing liveabords. It is difficult, if not impossible, to count existing units against the RHNA, unless they were built within the planning period (i.e., since 1999)^c.

Strategy F: Liveabords - Future

In this strategy, the Housing Element would provide incentives to encourage permitted marinas to offer the remainder of their liveaboard allotment to low/moderate income households as outlined in **Attachment V** and summarized in **Table 7** below.

Table 7: Potential RHNA credits from Future Liveabords

Strategy Future Liveabords	Potential RHNA Credits				Total
	Very Low	Low	Moderate	Above Moderate	
Light	0	0	0	22	22
Medium	7	7	8	0	22
Heavy	11	11	0	0	22

Mintier-Harnish made the following comment regarding a future liveaboard strategy:

The City's strategy to count capacity for liveabords as affordable housing is a unique strategy that HCD has probably not encountered before. This does not mean it is not a valid strategy. However, an incentive-based approach may not be adequate to convince HCD that all of the remaining liveaboard allotments will be affordable housing for lower- or moderate-income households. Since there is no evidence to support the success of incentives in creating affordable liveabords, HCD may want to see a firm commitment to creating deed-restricted affordable units^d.

Strategy G: Rezoning - Certain Existing Residential/ Mixed Use Sites to a Higher Density

State Housing Element law requires a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community. Preparation of a site suitability analysis is the second step in addressing the "adequate sites" requirement. In addition to providing a listing of sites, the City must prepare an analysis that demonstrates which identified sites can accommodate housing, by income level, within the Housing Element planning period. The Task Force's job is to carefully look at each of the sites for its potential to accommodate affordable housing. During the analysis there may be constraints identified that would significantly limit the development of affordable housing. For example, a site with very steep slopes or that contains a historic building might not be suitable or appropriate for the development of affordable housing.

The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow

^c From Minter-Harnish's May 19, 2011 "City of Sausalito Housing Element – Preliminary Comments on Menu of Options"

^d From Minter-Harnish's May 19, 2011 "City of Sausalito Housing Element – Preliminary Comments on Menu of Options"

a further 50% increase in the allowed density if the units are affordable to moderate or lower income households. **Attachment VI** list four sites that previously have been identified as candidates for this strategy, their description and constraints. These sites are also identified on **Attachment VIII** - the "Map of Candidate Sites". A light to heavy approach was also used based on input from the Housing Element Task Force as to each site's sensitivity and whether an AHOD is applied. The potential RHNA credits that might be obtained by these approaches are detailed in **Attachment VI** and summarized below in **Table 8**.

Table 8: Potential RHNA credits from rezoning certain existing residential/mixed use sites

Strategy Rezoning certain residential/mixed use sites	Potential RHNA Credits				Total
	Very Low	Low	Moderate	Above Moderate	
Light	6	6	5	0	17
Medium	26	25	24	0	75
Heavy	52	50	50	0	152

Strategy H: Rezoning Certain Existing Non-Residential Land to Allow Residential

State Housing Element law requires a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community. Preparation of a site suitability analysis is the second step in addressing the "adequate sites" requirement. In addition to providing a listing of sites, the City must prepare an analysis that demonstrates which identified sites can accommodate housing, by income level, within the Housing Element planning period. The Task Force's job is to carefully look at each of the sites for its potential to accommodate affordable housing. During the analysis there may be constraints identified that would significantly limit the development of affordable housing. For example, a site with very steep slopes or that contains a historic building might not be suitable or appropriate for the development of affordable housing.

This final strategy involves the rezoning of certain non-residential sites to residential use together with the option of applying an AHOD. At present, two sites have been identified as candidates for this strategy which are detailed in **Attachment VII**, shown on the map in **Attachment VIII** and summarized below in **Table 9**.

Table 9: Potential RHNA Credits— Rezoning Existing Non-Residential to Allow Residential

Strategy Rezoning certain non- residential sites to residential	Potential RHNA Credits				Total
	Very Low	Low	Moderate	Above Moderate	
Light	10	9	9	0	28
Medium	16	15	14	0	45
Heavy	23	22	22	0	67

Other Options that Could be Considered

Item I (1-3) in **Attachment I** presents a list of other options that could be considered. These options are less specific, and were provided to illicit discussion and prompt direction to Staff if further analysis is needed.

Options Not Being Considered

Item J (4-9) in **Attachment I** presents a list of options that are not being considered. The Task Force moved these options into the "Not Being Considered" category on June 27, 2011.

Summary of Options

Attachment IX presents the total potential RHNA credits that can be obtained using all of Strategies A through H using the Light, Moderate or Heavy approach, compared to the RHNA allocation that was presented in **Table 1**. This analysis should provide a basis upon which the Housing Element Task Force can prioritize each strategy and approach in the coming months, with input from our residents. It should be emphasized that in that process we will have the opportunity to mix and match strategies and approaches to yield the optimum set of policy options that works for Sausalito as a whole while also fulfilling our obligation to accommodate our RHNA allocation. It should also be noted that a deficiency in the moderate category could be remedied by shifting some very low/lower units into the moderate units category.

ATTACHMENT I Candidate Strategies for Achieving the RHNA^e

- A. **Housing Units Built, Under Construction, or Approved for Construction 1999-Present**
- B. **Vacant and Underdeveloped Land—No Rezoning**
- C. **ADUs Scenarios – Existing**
- D. **ADUs Scenarios - Future**
- E. **Liveaboards Scenarios - Existing**
- F. **Liveaboards Scenarios - Future**
- G. **Rezoning Scenarios - Existing Residential Land to a Higher Density**
- H. **Rezoning Scenarios - Existing Non-Residential Land to Allow Residential**
- I. **Other Options that Could be Considered**

- 1- Develop Program for an inclusionary Housing Regulations (e.g., an affordable housing fee may be required to subdivide a parcel. This fee would go towards affordable housing projects)^f.
- 2- Require mitigation fees for condominium conversion projects. This fee would go towards affordable housing projects^f.
- 3- Regulate conversion of triplexes/duplexes to single family residences (e.g., prohibiting such conversions or require an impact fee)^f

J. **Options Not Being Considered**

- 4- Rezone other Open Space (OS) Parcels to Residential Uses.
Strategy: Identify City-owned OS Parcels which may be suitable for potential residential development.
- 5- Rezone portions of 630 Nevada (School Site, currently zoned Public Institutional) to allow Residential Uses.
Strategy: Identify portions of the 630 Nevada Street parcel which may be suitable for potential residential development.
- 6- Rezone portions of MLK site (currently zoned Public Institutional) to allow Residential Uses.
Strategy: Identify portions of the MLK parcel which may be suitable for potential residential development. Would require a vote of the electorate.
- 7- Neighborhood Commercial (CN-2) Floor Area Policy- Allow Residential Uses in CN-2 district (policy from 2006 draft Housing Element).
Strategy: Use the 2006 draft Housing Element policy. The draft 2006 Housing Element credited 14 very low and 14 lower units as a result of this policy. Fair Traffic Initiative may need to be examined.
- 8- Rezone “on edge” R2 parcels to R3 (increase density).
Strategy: Identify City-owned parcels on the boundaries of R2 Zoning Districts which may be suitable for higher density residential development.
- 9- Rezone select Marinship areas to allow Residential Uses.
Strategy: The “Sausalito Waterfront and Marinship Vision” report prepared by the Waterfront and Marinship (WAM) identified specific areas for potential residential use. Two parcels located along Bridgeway were identified for potential residential use. Four parcels located further away from Bridgeway were identified for potential mixed residential/commercial use.

^e Strategies A-H were studied in detail

^f Mintier-Harnish has indicated that these strategies are good programs, but cannot be used to credit the RHNA. See Minter-Harnish's May 19, 2011 “City of Sausalito Housing Element – Preliminary Comments on Menu of Options”

ADUs- Existing

ATTACHMENT II:

Strategy:
Housing Element identifies a program to adopt an ADU amnesty program to legalize unpermitted ADUs

Basic Assumptions (from ADU Technical Studies):

- 15% of properties have existing ADU
- 25% of those properties w/ ADU have an ADU without building permits
- 40% of those properties w/ ADU would be able to provide off-street parking

Approach	Strategy	Additional Assumptions	Potential RHNA Credits				Total
			Very Low	Lower	Moderate	Above Moderate	
Light	Housing Element identifies program to adopt ADU amnesty program to legalize unpermitted ADUs under <i>certain conditions</i> : Conditions are very strict: ADUs must provide one off-street parking space; all development standards must be complied with (i.e., floor area, building coverage, etc.); no discount given on permitting fees.	<ul style="list-style-type: none"> • Parking is a factor • One eighth of those property owners with an illegal ADU would take advantage of amnesty program within the planning period (through 2014) 	3	2	1	0	6 ^a
Medium	Housing Element identifies program to adopt ADU amnesty program to legalize unpermitted ADUs under <i>certain conditions</i> : Conditions are more relaxed: ADU must provide one off-street parking space, however, there may be cases where the requirement is waived for specific reasons, such as proximity to bus route or neighborhood location; development standards may be relaxed (i.e., a small square foot discount from floor area and/or building coverage could be given so that ADU does not make parcel non-conforming); small discount given on building permit fees.	<ul style="list-style-type: none"> • Parking is a factor • One fourth of those property owners with an illegal ADU would take advantage of amnesty program within the planning period (through 2014) 	6	4	1	1	12 ^b
Heavy	Housing Element identifies program to adopt ADU amnesty program to legalize unpermitted ADUs under <i>all conditions</i> : Parking is not required for the ADU; ADU does not factor into building coverage or floor area; large discount given on building permit fees.	<ul style="list-style-type: none"> • One third of those property owners with an illegal ADU would take advantage of amnesty program within the planning period (through 2014) • Parking is not a factor 	19	15	2	2	38 ^c

^a The ADU survey demonstrated that 15% of Sausalito owners have an existing ADU on their property. Applying this percentage to all two bedroom or more units in Sausalito (3,077 units, from the 2000 US Census Table H42) yields 462 existing ADUs. Approximately 25% of owners indicated that their ADUs were built without building permits. Applying this percentage to the 462 existing ADUs yields 116 illegal ADUs. Approximately 40% of owners who have an existing ADU indicated that they would be able to provide off-street parking for an ADU. Applying this percentage to the 116 existing illegal ADUs yields 46 ADUs which can provide parking and could be legalized via amnesty program. Assuming that only one eighth of those property owners would take advantage of an ADU amnesty program in the planning period yields 6 ADUs legalized via an amnesty program within the planning period. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 6 amnesty ADUs.

^b The ADU survey demonstrated that 15% of Sausalito owners have an existing ADU on their property. Applying this percentage to all two bedroom or more units in Sausalito (3,077 units, from the 2000 US Census Table H42) yields 462 existing ADUs. Approximately 25% of owners indicated that their ADUs were built without building permits. Applying this percentage to the 462 existing ADUs yields 116 illegal ADUs. Approximately 40% of owners who have an existing ADU indicated that they would be able to provide off-street parking for an ADU. Applying this percentage to the 116 existing illegal ADUs yields 46 ADUs which can provide parking and could be legalized via amnesty program. Assuming that one quarter of those property owners would take advantage of an ADU amnesty program in the planning period yields 12 ADUs legalized via an amnesty program within the planning period. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 12 amnesty ADUs.

^c The ADU survey demonstrated that 15% of Sausalito owners have an existing ADU on their property. Applying this percentage to all two bedroom or more units in Sausalito (3,077 units, from the 2000 US Census Table H42) yields 462 existing ADUs. Approximately 25% of owners indicated that their ADUs were built without building permits. Applying this percentage to the 462 existing ADUs yields 116 illegal ADUs. Assuming that one third of those property owners would take advantage of an ADU amnesty program in the planning period yields 38 ADUs legalized via an amnesty program within the planning period. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 38 amnesty ADUs.

ATTACHMENT III: ADUs- Future

Strategy:
Housing Element identifies a program to adopt ADU regulations to allow ADUs

Basic Assumptions (from ADU Technical Studies):

- 16% of owners without an ADU would be inclined to create a new ADU if the City allowed ADUs.
- 20% of owners indicated that they would be able to provide off-street parking for a new ADU

Approach	Light	Medium	Heavy	Strategy	Additional Assumptions	Potential RHNA Credits					Total
						Very Low	Lower	Moderate	Above Moderate	Total	
				<p>Housing Element identifies program to adopt ADU regulations to allow ADUs in <i>select areas</i> based on health and safety (i.e., emergency vehicle access)</p> <p>Very strict standards are placed on ADUs: each ADU must provide one off-street parking space; all development standards must be complied with (i.e., floor area, building coverage, etc.)</p> <p>Housing Element identifies program to adopt ADU regulations to allow ADUs in <i>specific residential Zoning Districts</i> based on health and safety (i.e., emergency vehicle access)</p> <p>Standards are placed on ADUs: each ADU must provide one off-street parking space, however, there may be cases where the requirement is waived for specific reasons, such as proximity to bus route; development standards may be relaxed (i.e., a small square foot discount from floor area and/or building coverage could be given so that ADU does not make parcel non-conforming); small discount given on building permit fees.</p>	<ul style="list-style-type: none"> • One eighth of property owners would take advantage of ADU program within the planning period (through 2014) • One fourth of property owners would take advantage of ADU program within the planning period (through 2014) 	6	5	1	1	13 ^l	
				<p>Housing Element identifies program adopt ADU regulations to allow ADUs in <i>all residential Zoning Districts</i>.</p> <p>Very relaxed standards are placed on ADUs: parking is not required for the ADU; ADU under a certain size does not count towards building coverage or floor area.</p>	<ul style="list-style-type: none"> • One third of property owners would take advantage of ADU program within the planning period (through 2014) 	13	10	2	1	26 ^k	
						81	64	9	8	162 ^l	

^l The ADU survey demonstrated that 16% of Sausalito owners would be inclined to create a new ADU if the City allowed ADUs. Applying this percentage to all two bedroom or more units in Sausalito (3,077 units, from the 2000 US Census Table H42) yields 492 new potential ADUs. Approximately 20% of owners indicated that they would be able to provide off-street parking for an ADU. Applying this percentage to the 492 ADUs yields 98 ADUs. Assuming that only one eighth of those property owners would create an ADU in the planning period yields 12 ADUs. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 12 ADUs.

^k The ADU survey demonstrated that 16% of Sausalito owners would be inclined to create a new ADU if the City allowed ADUs. Applying this percentage to all two bedroom or more units in Sausalito (3,077 units, from the 2000 US Census Table H42) yields 492 new potential ADUs. Approximately 20% of owners indicated that they would be able to provide off-street parking for an ADU. Applying this percentage to the 492 ADUs yields 98 ADUs. Assuming that only one quarter of those property owners would create an ADU in the planning period yields 25 ADUs. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 25 ADUs.

^l The ADU survey demonstrated that 16% of Sausalito owners would be inclined to create a new ADU if the City allowed ADUs. Applying this percentage to all two bedroom or more units in Sausalito (3,077 units, from the 2000 US Census Table H42) yields 492 new potential ADUs. Assuming that only third of those property owners would create an ADU in the planning period yields 162 ADUs. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 162 ADUs.

ATTACHMENT IV: Liveaboards- Existing

- Strategy:**
- Provide documentation as to why liveaboards as should count as housing units and as providing affordable housing
 - Show that the 2000 Census did not count some existing unpermitted liveaboards
 - Using block-level Census data, the 2000 Census indicated that 78 housing units were on/near waterfront
 - Houseboats (5) +Arks (7) + Legal Liveaboards (99) =111 permitted units
 - Unpermitted liveaboards (from 2011 count)= 116
 - The Housing Element identifies amnesty program to legalize as many of the 116 unpermitted liveaboards as possible (limited to 10% of the marina)

Basic Assumptions (from Liveboard Technical Study):

- The City and BCDC allow only 10% of a Marina's boat slips to be liveaboards
- The following Marinas do not have City or BCDC permits for liveaboards and therefore have the potential for amnesty for up to 10% of boat slips:
 - Sausalito Yacht Harbor: 600 boat slips= 60 liveaboards
 - Sausalito Marine Ways: 61 boat slips= 6 liveaboards
 - Schoonmaker: 161 boat slips= 16 liveaboards
 - Marina Plaza: 103 boat slips= 10 liveaboards

Approach	Light	Medium	Heavy	Strategy	Additional Assumptions	Potential RHINA Credits				
						Very Low	Lower	Moderate	Above Moderate	Total
				Legalize up to 10% of unpermitted liveaboards at unpermitted marinas ^m via an amnesty program (up to 92 liveaboards). Require an even split between all income levels.	Even split between all income levels	23	23	23	23	92
				Legalize up to 10% of unpermitted liveaboards at unpermitted marinas via an amnesty program (up to 92 liveaboards). Require that there is an even split between very low, lower and moderate (must provide an inventive, e.g., relaxation of permitting requirements, administrative process if certain standards are met).	Even split between very low, lower and moderate	31	31	30	0	92
				Legalize up to 10% of unpermitted liveaboards at unpermitted marinas via an amnesty program (up to 92 liveaboards). Require that there is an even split between very low and lower (must provide a large inventive e.g., relaxation of permitting requirements, administrative process if certain standards are met).	Even split between very low and lower	46	46	0	0	92

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Attachment V: Liveaboards- Future

Strategy:

- Provide incentives to encourage permitted marinas to offer the remainder of their liveboard allotment to low/moderate income households

Basic Assumptions (from Liveboard Technical Study):

- The following permitted Marinas have additional liveboard capacity:

- Marina Plaza= 4 additional
- Clipper Yacht=18 additional

Approach	Strategy	Assumptions	Potential RHNA Credits				Total
			Very Low	Lower	Moderate	Above Moderate	
Light	Status quo	No changes	0	0	0	22 ⁿ	
Medium	Provide incentives to encourage permitted marinas to offer the remainder of their liveboard allotment to low/moderate income households (e.g., administrative process if certain standards are met).	Even split between very low, lower and moderate	7	7	8	22	
Heavy	Provide strong incentives to encourage permitted marinas to offer the remainder of their liveboard allotment to low/moderate income households (e.g., administrative process if certain standards are met).	Even split between very low and lower	11	11	0	22	

ⁿ From the Liveboard Technical Report: Marina Plaza has 4 additional liveboard slips and Clipper has 18 additional liveboard slips that are not occupied
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Attachment VI: Rezoning- Existing Residential/Mixed Use Sites to a Higher Density

Strategies:

- Rezone to R-3.
- Apply an Affordable Housing Overlay District (AHOD) to specific sites. The primary intent of the AHOD is to identify sites that are appropriate for affordable housing projects and apply a density bonus to help enhance the feasibility of an affordable housing project. The AHOD would allow a 50% increase in the allowed density if the units are affordable to moderate or lower income households.
- Rezone to R-3 and apply the AHOD

Candidate Sites:

Site Identification Number	APN	Address	Owner	Parcel Area (square feet)	Constraints	Current Zoning District	Description of Current Use	Potential Units Under Current Zoning (all Above Moderate Affordability)	Potential Units under Rezone to R-3 Zone (Maximum Density= 1 unit/ 1,500 square feet parcel area)	Potential Units under Affordable Housing Overlay District(50% density bonus if units are affordable)	
										Current	R-3
V-2*	065-063-12	Bridgeway	Auberge De Lydie LLC	11,903	Steep Slopes	C-C	Vacant	7	7	10	10
V-5	064-321-01	Lincoln Drive	50% City of Sausalito	87,643	Steep Slopes	R-2-5	Vacant	17	58	25	87
V-4	Surplus Right-of-Way	Woodward Avenue	City of Sausalito	26,392	Access off of Woodward, not Bridgeway	R-2-2.5	Vacant	9	17	13	25
V-6*	052-322-01	Bridgeway	Kenneth Leitch Living Trust	7,365	Very steep slopes	R-3	Vacant	4	n/a	6	n/a
U-1	065-242-06 and 065-242-17	Vahalla-Second Street/Bridgeway	Jon Roberts	23,088	Historic building on site- SROs might be possible	CN-1	Vacant Building, Large parking lot	15	15 ^o	22 ^p	22 ^o
U-3	064-151-02	1757/1751 Bridgeway and 160 Filbert	T8 Ventures Sausalito LLC	18,088	Three blighted units exist on the site	R-3	Three blighted vacant units	12	n/a	18	n/a

*Pursuant to a conversation with HCD on June 20, 2011, these parcels are too small to be included on the inventory list. The parcels must yield at least 16 units in order to be considered to provide affordable housing at the default density. There may be an opportunity to conduct a feasibility analysis to demonstrate that the sites can provide affordable housing at a lower density. This study should be included as a separate strategy.

Approach	Light	Medium	Heavy	Strategy					Potential RHNA Credits										
				Very Low	Lower	Moderate	Above Moderate	Total	Very Low	Lower	Moderate	Above Moderate	Total						
				No Lincoln Drive, No Vahalla V-4: Zone change from R-2-2.5 to R-3 (17 units)					6	6	5	0	17						
				Zone Changes without AHOD V-5: Zone change from R-2-5 to R-3 (58 units) V-4: Zone change from R-2-2.5 to R-3 (17 units)					20 6	19 6	19 5	0 0	75						
				Zone Changes with AHOD V-5: Zone change from R-2-5 to R-3 with an AHOD (87 units) V-4: Zone change from R-2-2.5 to R-3 with an AHOD (25 units) U-1: Zone change from CN-1 to R-3 with an AHOD (22 units) U-3: AHOD applied (18 units)					29 9 8 6	29 8 7 6	29 8 7 6	0 0 0 0	152						

^o A zone change to R3 would allow residential on the ground floor
^p Units required to be above ground level
 Draft Site Inventory and Analysis- "Menu of Options"-July 2011
 Page 15

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Attachment VII: Rezoning- Existing Non-Residential Land to Allow Residential

Potential Strategies:

- Rezone to R-3.
- Apply an Affordable Housing Overlay District (AHOD) to specific sites. The primary intent of the AHOD is to identify sites that are appropriate for affordable housing projects and apply a density bonus to help enhance the feasibility of an affordable housing project. The AHOD would allow a 50% increase in the allowed density if the units are affordable to moderate or lower income households.
- Rezone to R-3 and apply the AHOD

Candidate Sites:

Site Identification Number	APN	Address	Owner	Parcel Area (square feet)	Constraints	Current Zoning District	Description of Current Use	Potential Units Under Current Zoning (all Above Moderate Affordability)	Potential Units under Rezone to R-3 Zone (Maximum Density= 1 unit/ 1,500 square feet parcel area)		Potential Units under Affordable Housing Overlay District (50% density bonus if units are affordable)	
									Current	R-3	Current	R-3
V-1*	065-251-07	Sausalito	City of Sausalito	13,404	Very steep slopes	OS	Vacant	0	5	0	7	
V-3	064-133-01	Rodeo	City of Sausalito	26,757	Heavily forested, steep slopes	OS	Vacant	0	17	0	25	
U-2	065-181-44	300 Spencer	City of Sausalito	42,745	Very Steep Slopes on Undeveloped Portion. SROs might be possible	PI	Surplus Fire Station Building	0	28	0	42	

*Pursuant to a conversation with HCD on June 20, 2011, this parcel is too small to be included on the inventory list. The parcels must yield at least 16 units in order to be considered to provide affordable housing at the default density. There may be an opportunity to conduct a feasibility analysis to demonstrate that the site can provide affordable housing at a lower density. This study should be included as a separate strategy.

Approach	Strategy	Potential RHNA Credits					Total
		Very Low	Lower	Moderate	Above Moderate		
Light	Some Zone Changes (No Open Space) U-2: Zone change from PI to R-3 (28 units)	10	9	9	0		28
Medium	Zone Changes without AHOD V-3: Zone change from OS to R-3 (17 units) U-2: Zone change from PI to R-3 (28 units)	6 10	6 9	5 9	0		45
Heavy	Zone Changes with AHOD V-3: Zone change from OS to R-3 with an AHOD (25 units) U-2: Zone change from PI to R-3 with an AHOD (42 units)	9 14 23	8 14 22	8 14 22	0		67

Attachment IX Summary of Options

		RHNA					Total
		Very Low	Low	Moderate	Above Moderate		
1999-2006 RHNA		36	17	50	104	207	
2007-2014 RHNA		45	30	34	56	165	
TOTAL NEED:		81	47	84	160	372	

Strategy	Option	Built, Under Construction, Approved			Vacant and Under-developed			ADU-Existing			ADU-Future			Liveboard-Existing			Liveboard-Future			Rezoning-Existing Residential Land to Allow Higher Density			Rezoning-Existing Non-Residential Land to Allow Residential			Total Units Needed*												
		VL	L	M	M+	VL	L	M	M+	VL	L	M	M+	VL	L	M	M+	VL	L	M	M+	VL	L	M	M+													
	RHNA Credits	22	0	1	33	0	0	0	437	3	2	1	0	1	23	23	23	23	0	0	0	22	6	6	5	0	10	9	9	0	11	2	44	(356)				
	Light	56			437			6			13			92			22			17			28			57												
	Medium	22	0	1	33	0	0	0	437	6	4	1	1	1	13	10	2	1	37	31	30	0	7	7	8	0	26	25	24	0	16	15	14	0	(40)	(45)	4	(312)
	Heavy	22	0	1	33	0	0	0	437	19	15	2	2	8	81	64	9	8	46	46	0	0	11	11	0	0	52	50	50	0	23	22	22	0	(171)	(161)	0	(320)
		56			437			38			162			82			22			152			67			0												

*Positive numbers are italicized, e.g., 42, indicating a shortfall; Negative numbers are in parentheses, e.g., (42), indicating a surplus.

Summary of Strategies
July 14, 2011

Light Strategies					
RHNA vs. Capacity by Income Category					
	Very Low	Low	Moderate	Above Moderate	Total
Total 1999-2014 RHNA	81	47	84	160	372
Units built (1999-2011)	22	0	1	33	56
Capacity on vacant/ underdeveloped sites	0	0	0	437	437
Remaining Need*	59	47	83	-	189
1. Capacity for future ADUs	6	5	1	1	13
2. ADU Amnesty Program	3	2	1	0	6
3. Count existing liveaboards	23	23	23	23	92
4. Incentives for affordable liveaboards	0	0	0	22	22
5. Rezone for higher density residential	6	6	5	0	17
6. Rezone non-residential land	10	9	9	0	28
<i>Subtotal of Light Strategies</i>	<i>70</i>	<i>45</i>	<i>39</i>	<i>494</i>	<i>670</i>
Difference Between RHNA and Capacity	-11	-2	-44	356	299

Moderate Strategies					
RHNA vs. Capacity by Income Category					
	Very Low	Low	Moderate	Above Moderate	Total
Total 1999-2014 RHNA	81	47	84	160	372
Units built (1999-2011)	22	0	1	33	56
Capacity on vacant/ underdeveloped sites	0	0	0	437	437
Remaining Need*	59	47	83	-	189
1. Capacity for future ADUs	13	10	2	1	26
2. ADU Amnesty Program	6	4	1	1	12
3. Count existing liveaboards	31	31	30	0	92
4. Incentives for affordable liveaboards	7	7	8	0	22
5. Rezone for higher density residential	26	25	24	0	75
6. Rezone non-residential land	16	15	14	0	45
<i>Subtotal of Moderate Strategies</i>	<i>99</i>	<i>92</i>	<i>79</i>	<i>2</i>	<i>272</i>
Difference Between RHNA and Capacity	40	45	-4	312	293

*Moderate income need can be met by surplus lower-income need

Heavy Strategies					
RHNA vs. Capacity by Income Category					
	Very Low	Low	Moderate	Above Moderate	Total
Total 1999-2014 RHNA	81	47	84	160	372
Units built (1999-2011)	22	0	1	33	56
Capacity on vacant/ underdeveloped sites	0	0	0	437	437
Remaining Need*	59	47	83	-	189
1. Capacity for future ADUs	81	64	9	8	162
2. ADU Amnesty Program	19	15	2	2	38
3. Count existing liveaboards	46	46	0	0	92
4. Incentives for affordable liveaboards	11	11	0	0	22
5. Rezone for higher density residential	52	50	50	0	152
6. Rezone non-residential land	23	22	22	0	67
<i>Subtotal of Heavy Strategies</i>	<i>232</i>	<i>208</i>	<i>83</i>	<i>10</i>	<i>533</i>
Difference Between RHNA and Capacity	173	161	0	320	654

*Moderate income need can be met by surplus lower-income need

Site U-1: Vahalla

Site Information

Address/Street: 201 Bridgeway and 206 Second Street

Site Area: 23,088 square feet (0.94 acres)

Owner: Jon Roberts and John Boccardo

Assessor Parcel Numbers: 065-242-06 and 065-242-17

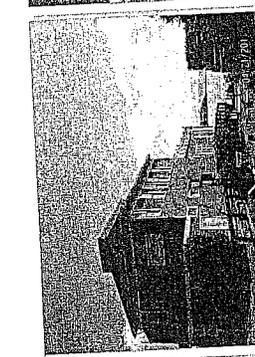
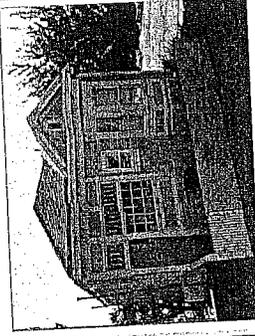
Current Use: 201 Bridgeway— currently vacant two story structure; 206 Second Street— approximately 33-space parking lot with a single family home

Existing Building(s): One two-story commercial building; one one-story 1911 single-family home

Constraints: Commercial building is a noteworthy structure

Current General Plan Designation: 201 Bridgeway: Neighborhood Commercial— maximum 29 dwelling units/acre; 206 Second Street: Split between Neighborhood Commercial and Multi-Family Residential— maximum 29 dwelling units/acre

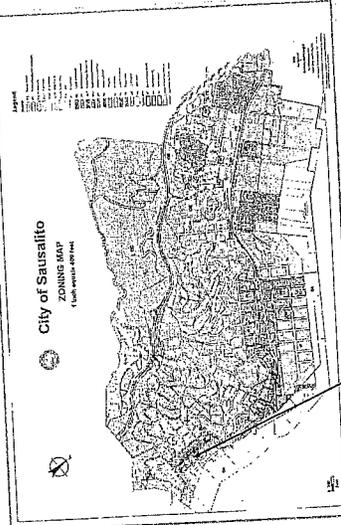
Current Zoning Designation: 201 Bridgeway: Neighborhood Commercial (CN-1) (maximum 1 dwelling unit/1,500 square feet of parcel area); residential only allowed above the ground level; 206 Second Street: Split between Neighborhood Commercial (CN-1) and Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)



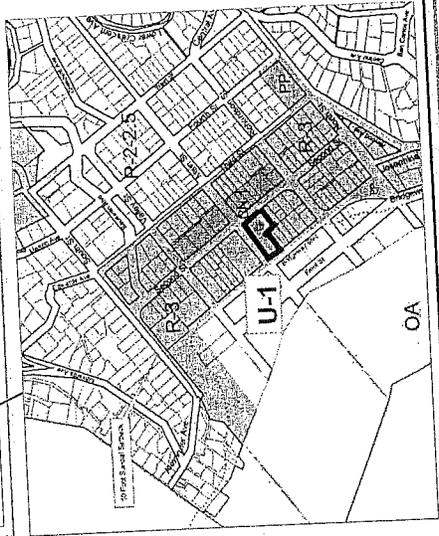
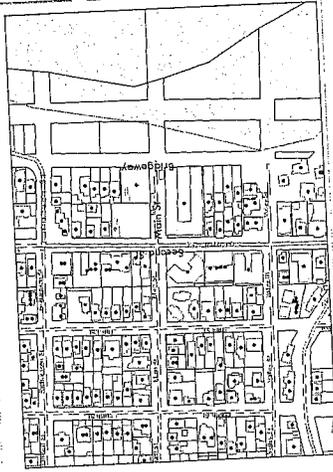
Options to Increase Density

The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

Current Zoning



Site Location

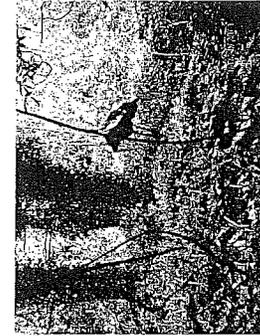
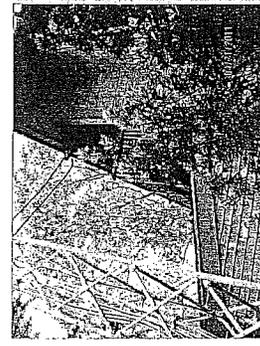
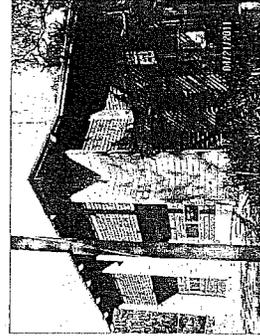
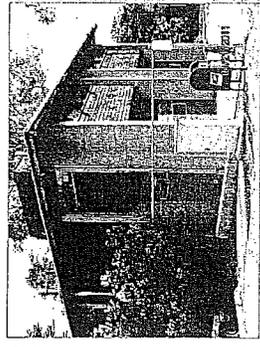


U-1: Vahalla Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
15	15*	Current 22** R-3 22*

*A zone change to R3 would allow residential on the ground floor
**Units required to be above ground level

Site U-2: Spencer Fire Station



Site Information

Address/Street: 300 Spencer Avenue
Site Area: 42,745 square feet (~1 acre)

Owner: City of Sausalito

Assessor Parcel Number: 065-181-44

Current Use: Vacant Fire Station

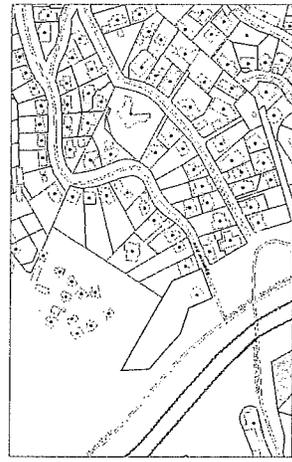
Existing Building(s): One two-story former Fire Station

Constraints: Very Steep Slopes on Undeveloped Portion

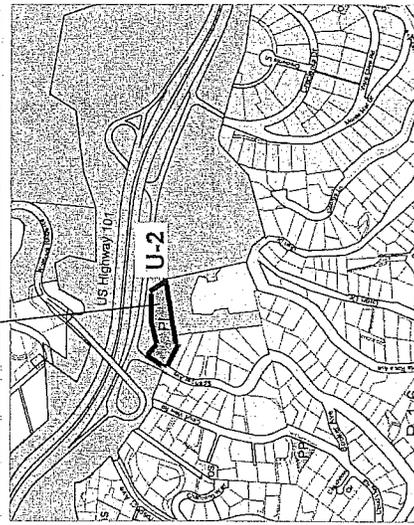
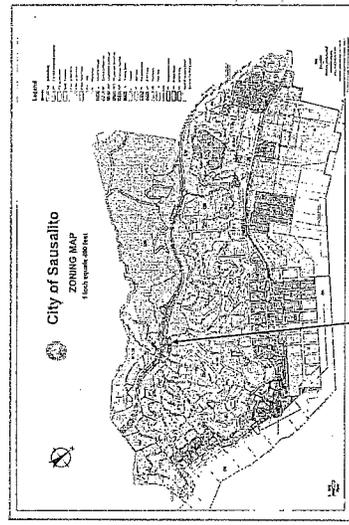
Current General Plan Designation: Public Institutional— no residential use allowed

Current Zoning Designation: Public Institutional (PI)— no residential use allowed

Site Location



Current Zoning



Options to Increase Density

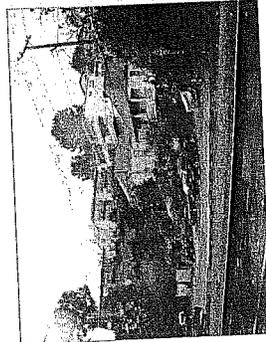
The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

U-2: Spencer Fire Station Site

Potential Units Under Current Zoning	Rezoning Potential Units under R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zonings
0*	28	Current R-3 0* 42

*The Public Institutional Zoning District does not allow residential uses

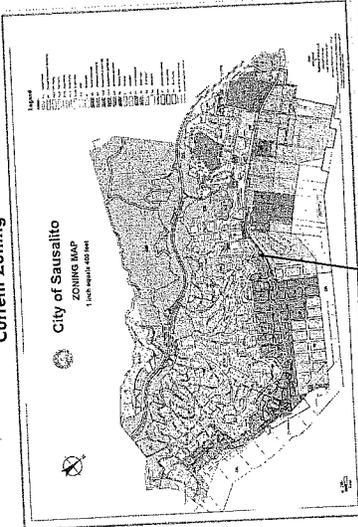
Site U-3: 1700 Block of Bridgeway



Site Location



Current Zoning



Site Information

Address/Street: 1757/1751 Bridgeway and 160 Filbert

Site Area: 18,088 square feet (0.45 acres)

Owner: T8 Ventures Sausalito LLC

Assessor Parcel Number: 064-151-02

Current Use: Residential

Existing Building(s): Three blighted residences

Constraints: Three blighted units are located on site

Current General Plan Designation: Multi-Family Residential—maximum 29 dwelling units/acre

Current Zoning Designation: Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)

Options to Increase Density

The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential—maximum Density= 1 unit/1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
12	n/a*	18 R-3
		18 n/a*

*Site is already zoned R-3

Site V-1: Sausalito Boulevard



Site Information

Address/Street: Sausalito Boulevard
 Nearest Address: 373 Sausalito Boulevard
 Site Area: 13,404 square feet (0.31 acres)
 Owner: City of Sausalito
 Assessor Parcel Number: 065-251-07
 Current Use: Vacant
 Existing Building(s): None
 Constraints: Very steep slopes
 Current General Plan Designation: Open Space
 Space—no residential use allowed
 Current Zoning Designation: Open Space (OS)—no residential use allowed

Options to Increase Density

The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential)—maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

Current Zoning



Site Location



V-1: Sausalito Boulevard

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low Moderate or Moderate Income Affordability Zoning:
0*	5**	Current 0* R-3 7**

*The Open Space Zoning District does not allow residential uses
 **As this site provides less than 16 units/acre a feasibility study is required to be performed to demonstrate that the development of affordable housing is feasible

Site V-2: 800 Block of Bridgeway

Site Information

Address/Street: Bridgeway, near downtown commercial core

Nearest Address: In between 833 Bridgeway and 885 Bridgeway

Site Area: 11,903 square feet (0.23 acres)

Owner: Auberge De Lydie LLC

Assessor Parcel Number: 065-063-12

Current Use: Vacant

Existing Building(s): None

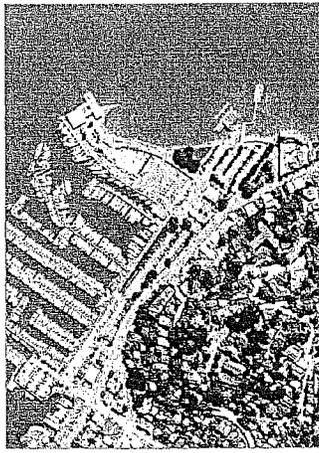
Constraints: Steep Slopes, access to site may be challenging unless significant excavation occurred

Current General Plan Designation: Central Commercial—residential use allowed above the ground floor only

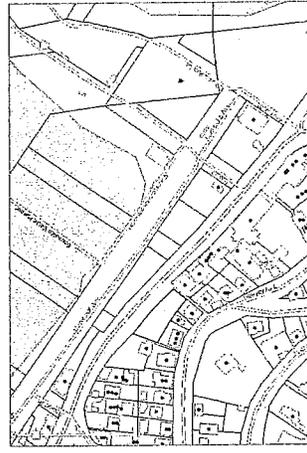
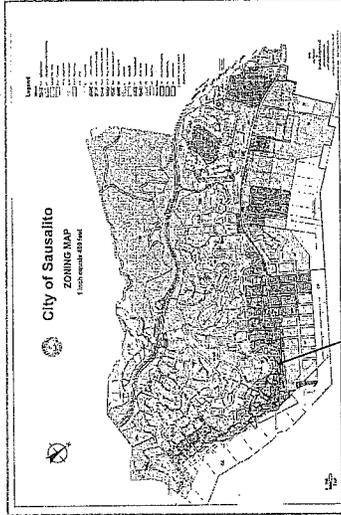
Current Zoning Designation: Central Commercial (CC)—residential use allowed above the ground floor only



Site Location



Current Zoning



Options to Increase Density

The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential—maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

V-2: Bridgeway Commercial

Potential Units Under Current Zoning	Potential Units under Rezoned to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
7	7	Current R-3 10* 10*

*4, this site provides less than 16 units/acre, a feasibility analysis is required to be performed to demonstrate that the development of affordable housing is feasible

Site V-3: Rodeo Avenue



Site Information

Address/Street: Rodeo Avenue
Nearest Address: 98 Rodeo Avenue (across Rodeo Avenue from the site)
Site Area: 26,757 square feet (0.63 acres)
Owner: City of Sausalito
Assessor Parcel Number: 064-133-01
Current Use: Vacant; Open Space
Existing Building(s): None
Constraints: Contains existing access to Marin Municipal Water District Facility; would have to relocate access

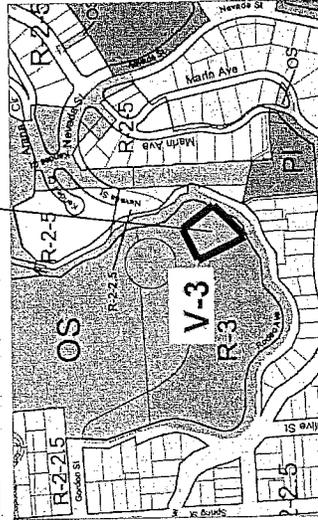
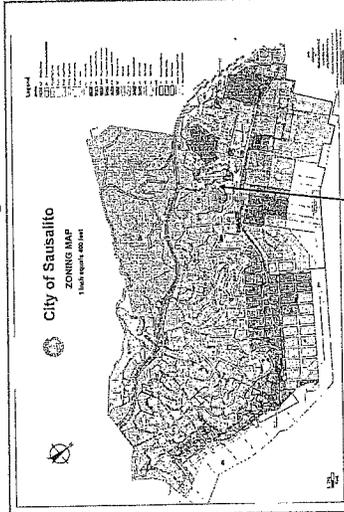
Current General Plan Designation: Open Space—no residential use allowed

Current Zoning Designation: Open Space (OS)—no residential use allowed

Site Location



Current Zoning



Options to Increase Density

The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential—maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

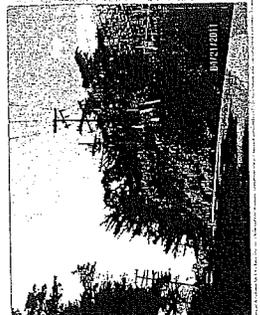
Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
0*	17	Current R-3 0* 25

*The Open Space Zoning District does not allow residential uses

Site V-4: Woodward Avenue



Site Location



Site Information

Address/Street: Along Woodward Avenue

Nearest Address: 266 Woodward Avenue (adjacent to the site)

Site Area: ~26,392 square feet (1.07 acres)

Owner: City of Sausalito

Assessor Parcel Number: Surplus Right-of-way

Current Use: Vacant

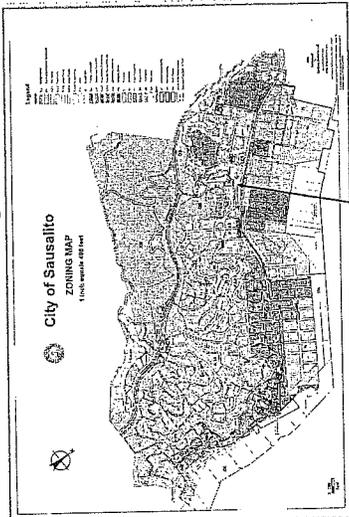
Existing Building(s): None

Constraints: Access from Woodward; PG&E substation across street; requires vacation of right-of-way

Current General Plan Designation: Medium High Density Residential—maximum 17.4 dwelling units/acre

Current Zoning Designation: Two-Family R-2-2.5 (maximum 1 dwelling unit/2,500 square feet of parcel area)

Current Zoning



Options to Increase Density

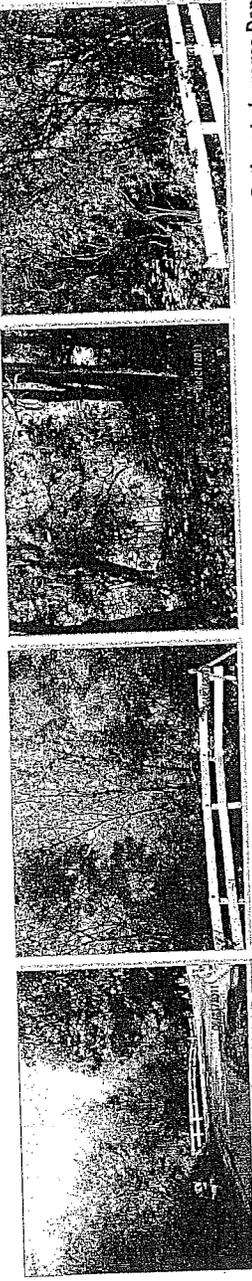
The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.



V-4: Woodward Ave Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
9	17	Current R-3 25

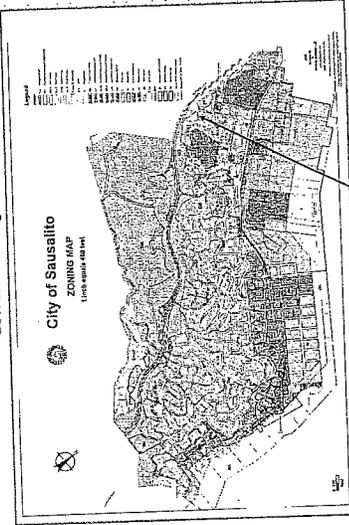
Site V-5: Butte Street



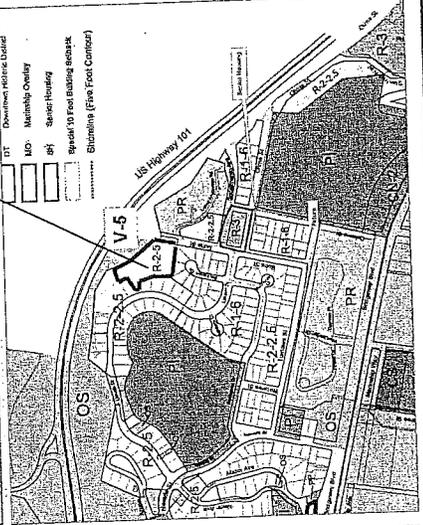
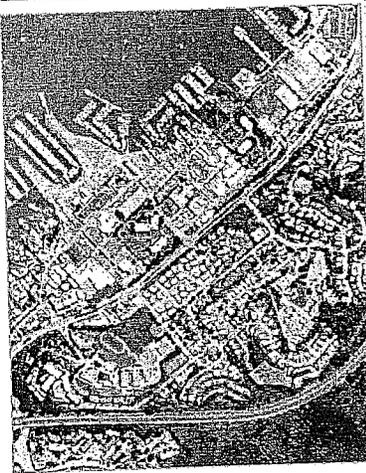
Site Information

Address/Street: End of Butte Street
Nearest Address: 806/808 Butte Street (across Butte Street from the site)
Site Area: 87,643 square feet (2.01 acres)
Owner: 50% City of Sausalito, 50% Rodney Hunt
Assessor Parcel Number: 064-321-01
Current Uses: Vacant
Existing Building(s): None
Constraints: Steep Slopes, Heavily wooded
Current General Plan Designation: Medium Density Residential—maximum 8.7 dwelling units/acre
Current Zoning Designation: Two-Family R-2-5 (maximum 1 dwelling unit/5,000 square feet of parcel area)

Current Zoning



Site Location



Options to Increase Density

The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential—maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

V-5: Butte Street Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
17	58	Current R-3 87
		25 87

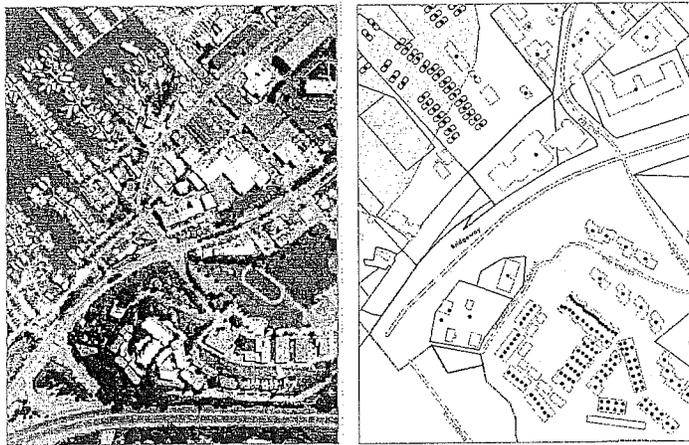
Site V-6: Ebbfide Avenue



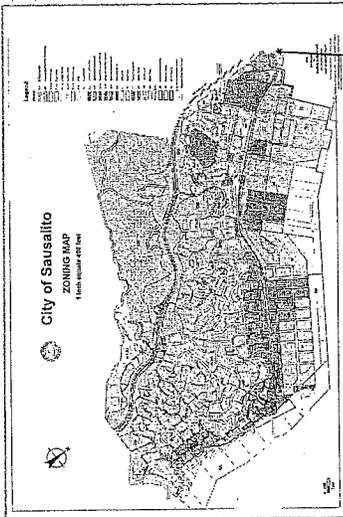
Site Information

Address/Street: Ebbfide Avenue
Nearest Address: 330 Ebbfide Avenue (adjacent to the site)
Site Area: 7,365 square feet (0.17 acres)
Owner: Kenneth Leitch Living Trust
Assessor Parcel Number: 052-322-01
Current Use: Vacant
Existing Building(s): None
Constraints: Steep Slopes, small site
Current General Plan Designation: Multi-Family Residential—maximum 29 dwelling units/acre
Current Zoning Designation: Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)

Site Location



Current Zoning



Options to Increase Density

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Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zonings
4*	n/a**	Current 6 R-3 n/a*

V-6: Ebbfide Avenue Site Rezoning Potential

*As this site provides less than 16 units/acre a feasibility analysis is required to be performed to demonstrate that the development of affordable housing is feasible.
 **Site is already zoned R-3

Dear Councilmembers,

We have received a request for clarification from a Councilmember on the "Menu of Options" document distributed as Attachment 3 to item 6A of your agenda for tonight's Council meeting. The original questions are posed below, with our responses indicated in *blue italics*. This communication is provided in accordance with the City Manager's policy on communications to the City Council and is submitted to all Councilmembers.

1. "To get a better picture of the City's standing vis-a-vis the RHNA requirements, I'm requesting consolidated information in a chart format to show how many units are remaining in each category of housing once the identified units have been subtracted. This would entail listing the information presented in Tables 1--7 as line items and tallying the units to determine how many more would be required to fulfill the RHNA requirements. There is probably a need for two or three charts given the light, medium and heavy strategies."

Please see page 18 of the Menu of Options for a summary table of all of the options and associated RHNA credits for each strategy (light, medium, heavy).

2. "Regarding ADUs, on both Attachments II and III, the assumptions state percentages for the three separate strategies respectively of 1/8, 1/4 and 1/3 of property owners would take advantage of the opportunities. What is the basis for these percentages?"

These proportions were chosen by staff as a starting point. They increase with the level of strategy (e.g., the light strategy is associated with a 1/8 proportion while the heavy strategy is associated with a 1/3 proportion) as it is anticipated that more property owners would take advantage of the opportunities as the restrictions on parking and neighborhood location decrease.

3. "Page 4 of the Report states: "an amnesty program is not expected to yield a significant number of ADUs to credit toward the RHNA...". What is the justification for this statement?"
This is a timing issue. The units are required to be accommodated between 2007-2014. The housing element is not expected to be adopted until mid/late 2012, and then subsequently the amnesty program will have to be created and adopted by the Council. It is expected that the amnesty program will elicit much community feedback, and so optimistically we would be looking at 6 months to adopt such a program. Following its adoption folks would need to apply and staff would need to review/approve the amnesty units. Therefore, we would be looking at the time period from 2013-2014 for folks to come in to ask for amnesty, which is not expected to yield a significant number of ADUs.

It is important to note also that HCD has stated that there is a two prong test in order to consider counting amnesty ADUs towards the RHNA. The City needs to demonstrate that the units were not counted by the 2000 Census and that they have never been permitted by the City.

4. "In a couple areas of the report, reference is made to the Consultant's advisory that, 'there is a risk that this strategy will not be accepted by the HCD'. What does the 'risk' entail? Is there a financial implication? What's to prevent the City from resubmitting the report with changes?"
In order for the housing element to be certified it needs to be accepted by HCD. In order for it to be accepted it needs to meet state law and HCD's interpretation of state law. The risk is that the strategy would not be accepted by HCD as a valid method of meeting the intent of state law. If it is not accepted by HCD the City would need to revise and resubmit the element to the state. There is no financial implication (beyond additional staff time, and potentially additional consultant time). Staff and the consultant have identified these risks in the interest of transparency so that the Task Force can make informed decisions and recommendations.
5. a. "Regarding live-aboards, what is the basis for the Consultant's advisory that, '... HCD may want to see a firm commitment to creating deed-restricted affordable units'?"
HCD wants to assure that the units will remain affordable. If the market rate units are not affordable, providing deed restrictions is an effective approach to ensure affordability. This is consistent with HCD's approach for land-based units.
- b. "What is the Consultant's view of HCD accepting a survey of live-aboards for each housing review period?"
We did not have an opportunity to ask the consultant this question prior to them being out of the office this week. However, to meet affordability requirements HCD prefers to see a historic pattern of affordability. Our approach will be to demonstrate that liveaboards are affordable to a variety of income levels through a survey we conducted in 2009. There is more certainty provided by a recorded document that ensures the unit is affordable.
- c. "What is the Consultant's view of our HEC members meeting with HCD and their expressed willingness to take live-aboards into consideration for affordable housing?"
The Task Force has continued to pursue liveaboards because HCD has expressed a willingness to consider liveaboards provided that the City submits adequate documentation, acceptable to HCD, regarding liveaboards. As with accessory dwelling units, HCD has stated that there is a two prong test in order to consider counting amnesty liveaboards towards the RHNA. The City needs to demonstrate that the liveaboards were not counted by the 2000 Census and that they have never been permitted by the City.
- d. "What experience does our Consultant have with live-aboards and in what communities?"
Liveaboards are a fairly unique type of housing. The Consultant does not have experience working with liveaboards in a housing element update. However, the consultant has worked in the housing field with HCD for decades and for numerous diverse communities, including those on the waterfront and along the delta. It should also be noted that the Consultant is experienced with working with accessory dwelling unit programs in the context of a housing element update.
6. "What are the current rents in monetary terms for each category of housing: very low, low, moderate and above moderate?"
I've attached a memo that went to the Task Force on October 11, 2010 regarding translating the income limits into associated rents for each of the categories (see page 3 of the memo).
7. "I noticed in the Housing Element Report, p.10.j. Options Not Being Considered, that housing at MLK would require a vote of the residents; however, the Marinship has no such statement. This appears to be in error as I believe the Traffic Initiative specifically prohibits that kind of density. Is this an oversight?"

The Fair Traffic Initiative is somewhat complicated and the City Attorney would need to weigh in on this question. Since this is not an option being considered at this time, the Initiative has not been reviewed to see if it would apply. Of course, if this option is considered in the future we would address this question at that time.

I hope this helps to clarify these questions. Please let me know if any additional ones come up.

Sincerely,

Lilly Schinsing

Associate Planner

Planning Division | Community Development Department

City of Sausalito | 420 Litho St. Sausalito CA 94965

phone: 415.289.4134 | fax: 415.339.2256

lschinsing@ci.sausalito.ca.us

From: Peter Van Meter [mycre@pacbell.net]
Sent: Thursday, June 30, 2011 5:57 PM
To: Lilly Schinsing
Subject: RE: Invitation to Attend Second Community Workshop on Housing Element Update
Attachments: City Hall Block Housing Site.doc

Lilly -

I will be unable to attend the workshop on the 16th. I would very much appreciate it if you could make a public statement that a communication has been received from me regarding a potential affordable housing site. A graphic is attached.

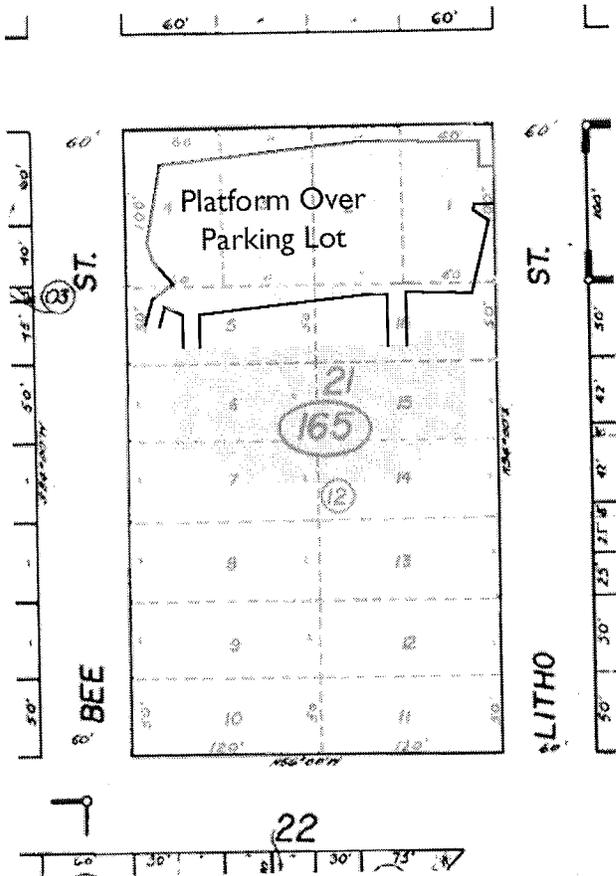
This is taken from the 2003 site selection study for public safety facilities (wording modified for housing). The benefits are self-evident, as the City owns the site and the cost of the "lot" is simply that to construct the illustrated platform.

The Rotary Housing Corporation is a potential development partner for this project.

Thank you for introducing this concept at the workshop.

Peter Van Meter
(415) 332-2974

City Hall Block (Platform Over Upper Parking Lot)



Site Dimensions: Within an area approx. 200 feet by 100 feet

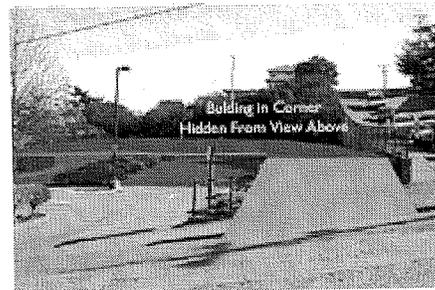
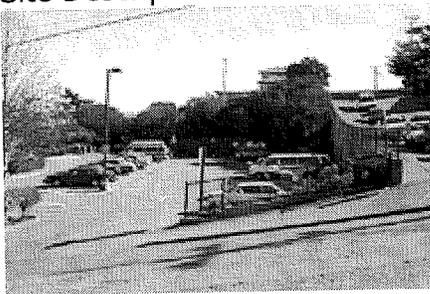
Site Area: Approx. 15,000 to 18,000 s.f., created as a "lot" on a platform over the existing parking lot.

Existing Building: None

General Plan: Public Institutional (PI)

Ownership: City of Sausalito

Site Description:



The concept here is to use existing City owned property without taking away current parking capacity. A deck, or platform, could be constructed over the existing City Hall parking lot, creating a "vacant lot" of 15,000 – 18,000 square feet. This would result in covered parking over most of the existing lot.

A new residential building would be constructed on this platform. A one-story, or even partial two-story building, placed in the Litho/Bonita corner, would not be directly visible from the residences above.

