

# HOUSING ELEMENT UPDATE

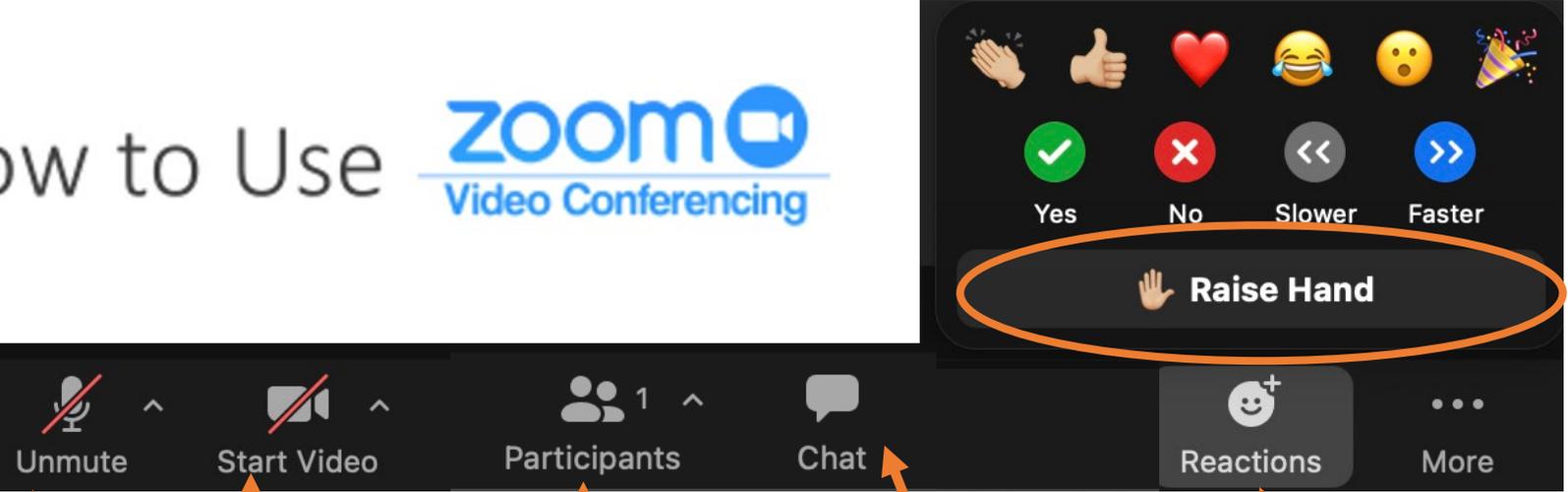
Sausalito Town Hall #1

February 10, 2022



# ZOOM CONTROLS

How to Use 



**Unmute**  
Please mute yourself when not speaking

**Video**

**Participants**

- See others
- Rename yourself (Name and Group/Agency Affiliation if applicable)
- Raise hand

**Chat**  
To provide questions and or comments when chat is enabled

**Reactions**

- Raise hand
- Give thumbs up
- Applaud

**Reactions Menu (Detailed):**

- Applaud (clapping hands)
- Thumbs Up
- Heart
- Laughing Face
- Shocked Face
- Party Popper
- Yes (Green checkmark)
- No (Red X)
- Slower (Left arrow)
- Faster (Right arrow)
- **Raise Hand** (Hand icon)



# GUIDE FOR A PRODUCTIVE DISCUSSION

- We are happy you can join us!
- Actively participate – we need your input!
- Listen for understanding
- Share your ideas with room for others
- Be courteous and respect differences
- Have fun!



# AGENDA

1. Welcome and Team Introductions
2. Housing Element 101
  - Housing Element Contents
  - Affirmatively Furthering Fair Housing
  - Regional Housing Needs Allocation
3. Sausalito Housing Profile
4. How Will Sausalito Meet Its Housing Needs
5. Activities
6. Next Steps



# OBJECTIVES

- Introduce the Housing Element Process
- Overview of current housing stock in Sausalito
- Collect public feedback on:
  - Challenges and opportunities for housing types and specific populations
  - Potential areas for new housing developments



# COMMUNITY INTRODUCTIONS

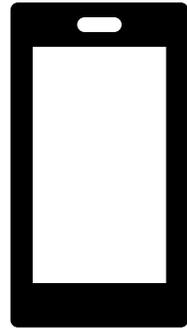


# COMMUNITY INTRODUCTIONS

- In the chat, please add your name and a project or place you consider has great housing.
- *The facilitation team will call on 2-3 participants to share.*

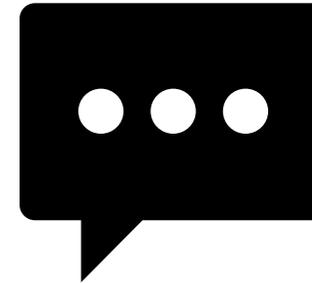


# POLL EVERYWHERE – WAYS TO PARTICIPATE



## BY SMART PHONE

Go to [pollev.com/kwpoll1](http://pollev.com/kwpoll1)  
on your internet browser.



## BY TEXT MESSAGE

Text **kwpoll1** to 22-333 on your  
mobile device.



# What is your relationship with the City?

I live in Sausalito

I own a second residence in Sausalito  
and live in an adjacent community

I live in other community in Marin  
County

I am a property owner in Sausalito

I am a business owner in Sausalito

I work in Sausalito

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

# HOUSING ELEMENT BASICS



# WHAT IS A HOUSING ELEMENT?

- In 1969, a Housing Element became required by State law, which compels all local governments to do their “fair share” of planning for adequate housing
- Each local government in California is required to update its Housing Element periodically; Sausalito must update it every eight years
- The Housing Element is a required section of the City’s General Plan and analyzes housing needs of the community and constraints to housing development within Sausalito.
- It lays out the City’s housing policies and identifies goals and programs that guide housing related actions



# WHAT IS INCLUDED IN A HOUSING ELEMENT UPDATE?

## Housing Needs Assessment

- Analyze data on the housing needs of all residents including special needs groups
- Determine the characteristics of the housing stock; how well does existing housing meet the needs of current and future residents?

## Analysis of Previous Housing Element

- Evaluate performance of policies and programs from the previous Housing Element
- Identify achievements during the previous Housing Element planning period

## Housing Constraints Analysis

- Analyze potential constraints to the production of a variety of housing types, such as:
  - Zoning regulations
  - Market constraints (e.g., land cost)
  - Environmental hazards (e.g., wildfire)

## Housing Resources

- Describe the resources available for the development and preservation of housing:
  - Funding for new construction
  - Funding for housing rehabilitation
  - Funding to preserve subsidies for assisted units

## Sites Inventory

- Prepare an inventory of vacant and underutilized sites with residential development potential to accommodate the 6<sup>th</sup> Cycle RHNA



# SPECIAL HOUSING NEEDS

- Seniors
- Persons with a disability, including developmental disability
- Large households
- Female heads of household with children present
- Farmworkers
- Homeless



# WHAT IS INCLUDED IN A HOUSING ELEMENT UPDATE?

## AFFIRMATIVELY FURTHERING FAIR HOUSING

- 1** *Analyze* patterns and trends of disparate housing needs and disproportionate access to opportunities



- 2** *Identify* and *Prioritize* significant contributing factors to fair housing choice

- 3** *Establish* strategic policies, goals, and actions to AFFH based on analysis contributing factors

- AB 686 requires Housing Elements adopted after January 2021 to include an Affirmatively Furthering Fair Housing assessment to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.
- Analysis must address:
  - ✓ Fair Housing Outreach and Enforcement Capacity
  - ✓ Patterns of Segregation/Integration
  - ✓ Racially and Ethnically Concentrated Areas of Poverty
  - ✓ Disparities in Access to Opportunities
  - ✓ Disproportionate Housing Needs and Displacement



# WHAT IS INCLUDED IN A HOUSING ELEMENT UPDATE?

- Housing Element's **goals, policies, and housing programs** will address the identified housing needs and constraints, as well as impediments to fair housing choice
- Housing Element must:
  1. Ensure there is adequate land to meet the housing needs
  2. Facilitate affordable and special needs housing development
  3. Provide for housing rehabilitation and preservation
  4. Mitigate government constraints on housing development
  5. Promote equal access to housing



QUESTIONS?



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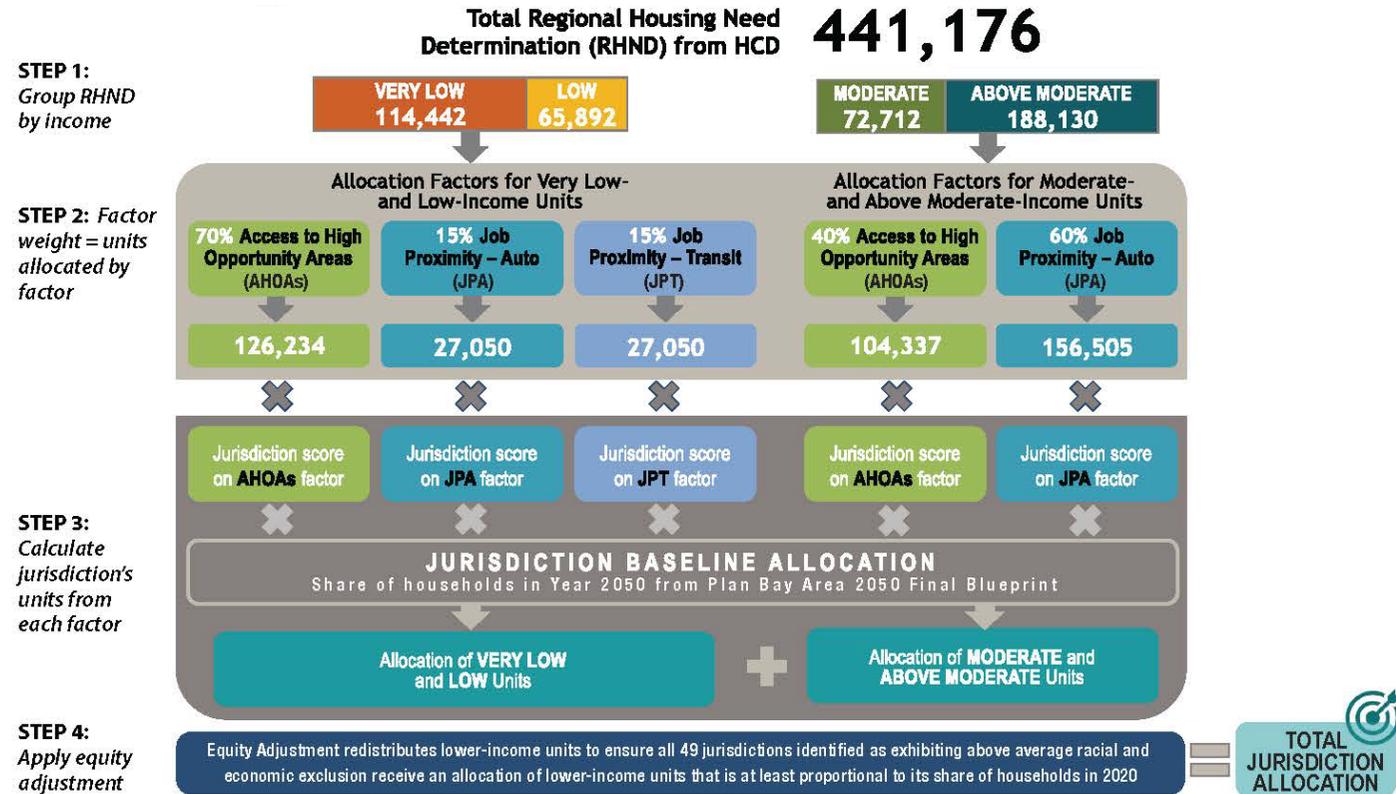


# REGIONAL HOUSING NEEDS ALLOCATION



# OUR ROLE IN ADDRESSING REGIONAL HOUSING NEEDS

- Sausalito receives a Regional Housing Needs (RHNA) allocation from the Association of Bay Area Governments (ABAG)
- ABAG allocates housing targets to each jurisdiction based on methodology which considers:
  - **Access to opportunity** (high resource areas receive more units)
  - **Proximity to jobs** (by auto or transit – areas closer to job centers receive more units)
  - **Social equity** (areas identified as exhibiting above-average racial and economic exclusion receive an allocation of lower-income units that is at least proportional to its share of households)



# SAUSALITO'S 6<sup>TH</sup> CYCLE RHNA

- Sausalito's regional housing needs allocation (RHNA) for the 2023-2031 Planning Period is 724 units
- Sausalito must identify enough realistic sites to accommodate its RHNA, but it is not responsible for building the housing itself

Income Level	Marin County RHNA	Sausalito RHNA
Very Low-Income (0-50% AMI)	4,172	200
Low-Income (50-80% AMI)	2,398	115
Moderate-Income (80-120% AMI)	2,182	114
Above Moderate-Income (>120% AMI)	5,653	295
<b>Total</b>	<b>14,405</b>	<b>724</b>



# HOUSING AFFORDABILITY

Household Size	Annual Income and Housing Costs	Very Low Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income 80-120% AMI	Above Moderate Income >120% AMI
One Person Household	Annual Income	< \$63,950	\$63,950 - \$102,450	\$102,450 - \$125,650	\$125,650 +
	Monthly Housing Cost <sup>1</sup>	< \$1,598	\$1,598 - \$2,561	\$2,561 - \$3,141	\$3,141 +
Two Person Household	Annual Income	< \$73,100	\$73,100 - \$117,100	\$117,100 - \$143,600	\$143,600 +
	Monthly Housing Cost <sup>1</sup>	< \$1,827	\$1,827 - \$2,927	\$2,927 - \$3,590	\$3,590 +
Three Person Household	Annual Income	< \$82,250	\$82,250 - \$131,750	\$131,750 - \$161,550	\$161,550 +
	Monthly Housing Cost <sup>1</sup>	< \$2,056	\$2,056 - \$3,293	\$3,293 - \$4,038	\$4,038 +
Four Person Household	Annual Income	< \$91,350	\$91,350 - \$146,350	\$146,350 - \$179,500	\$179,500 +
	Monthly Housing Cost <sup>1</sup>	< \$2,283	\$2,283 - \$3,658	\$3,658 - \$4,487	\$4,487 +

1 Maximum housing costs are assumed to be a 30% of annual income. A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its income on housing. Maximum housing costs are rounded to nearest \$10.



QUESTIONS?



# COMMUNITY PROFILE

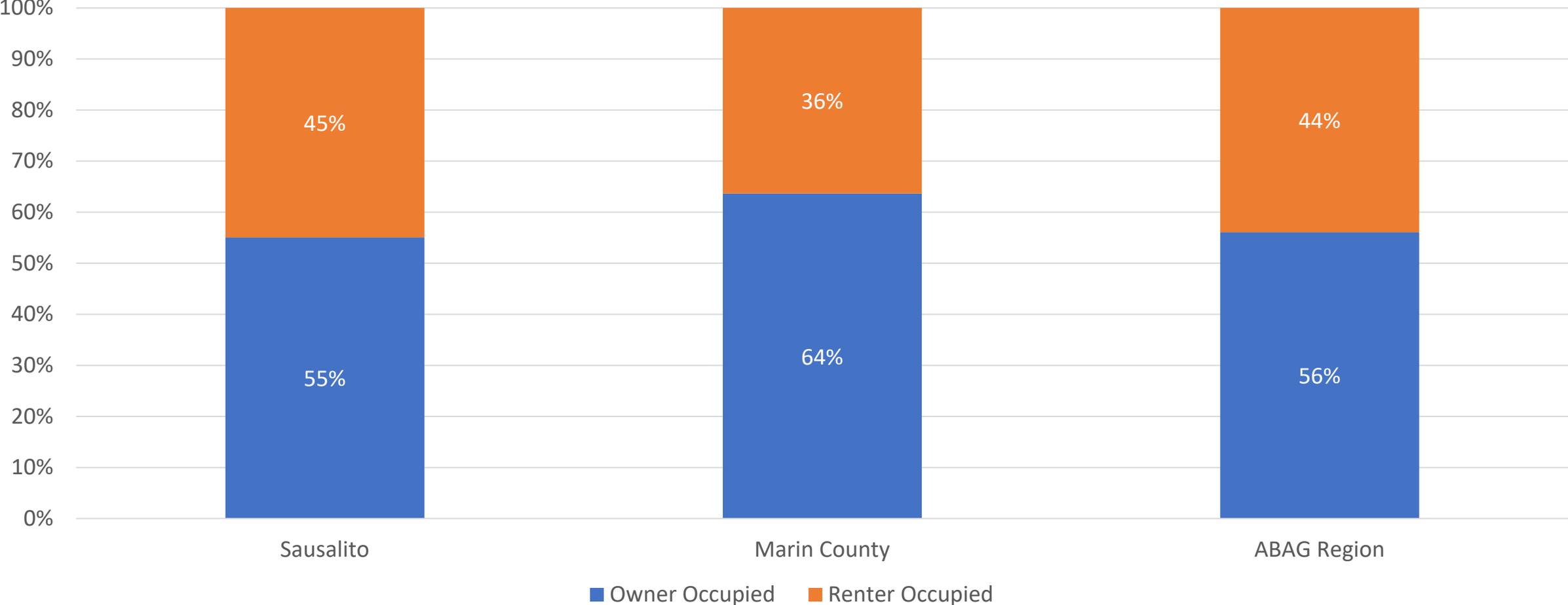


# SOCIOECONOMIC OVERVIEW

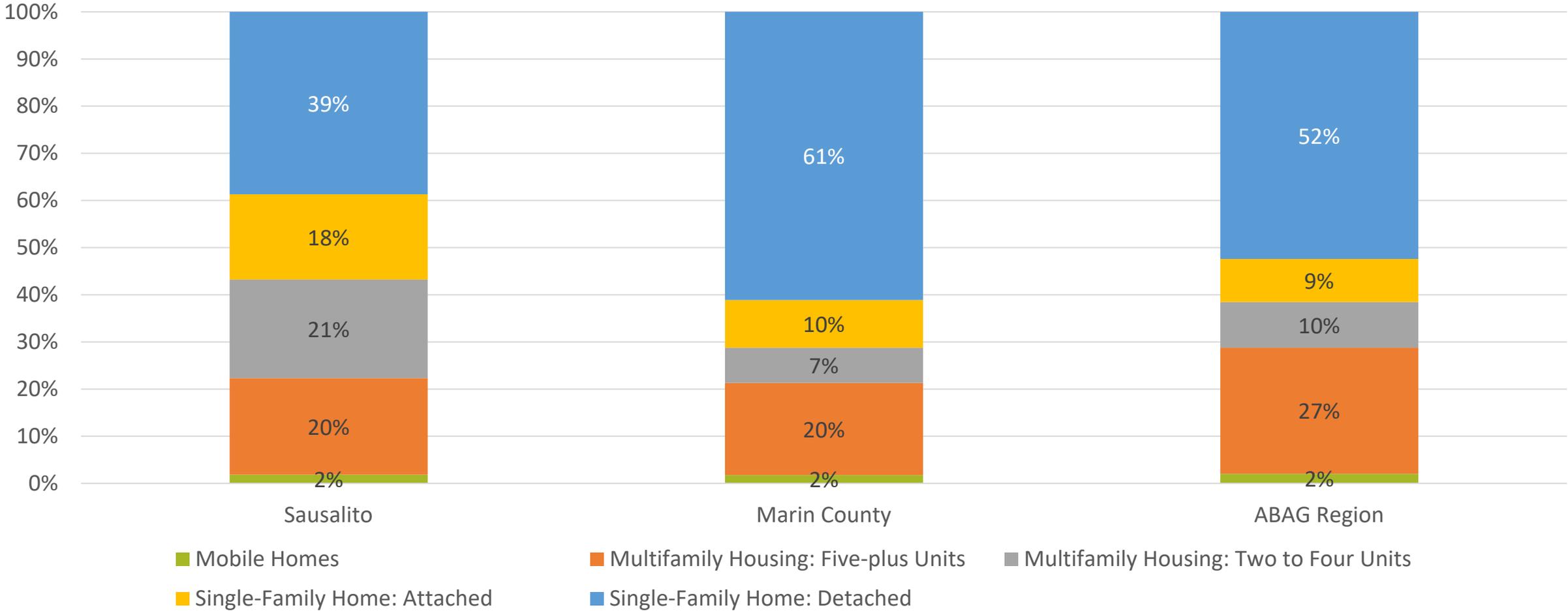
	Sausalito	Marin County	Bay Area
2021 Population	7,355	257,774	7,703,016
2021 Households	4,590	112,690	2,944,786
Population Growth 2010-2021	4.2%	2.1%	7.7%
Household Growth 2010-2021	1.2%	1.3%	5.8%
Residents with a College Degree	60.9%	43.6%	34.1%
Seniors (62 +) as % of Population	37.3%	26.0%	18.4%
Persons with a Disability as % of Population	9.6%	9.1%	9.6%



# 2021 TENURE: OWNERS AND RENTER



# 2021 HOUSING STOCK COMPOSITION



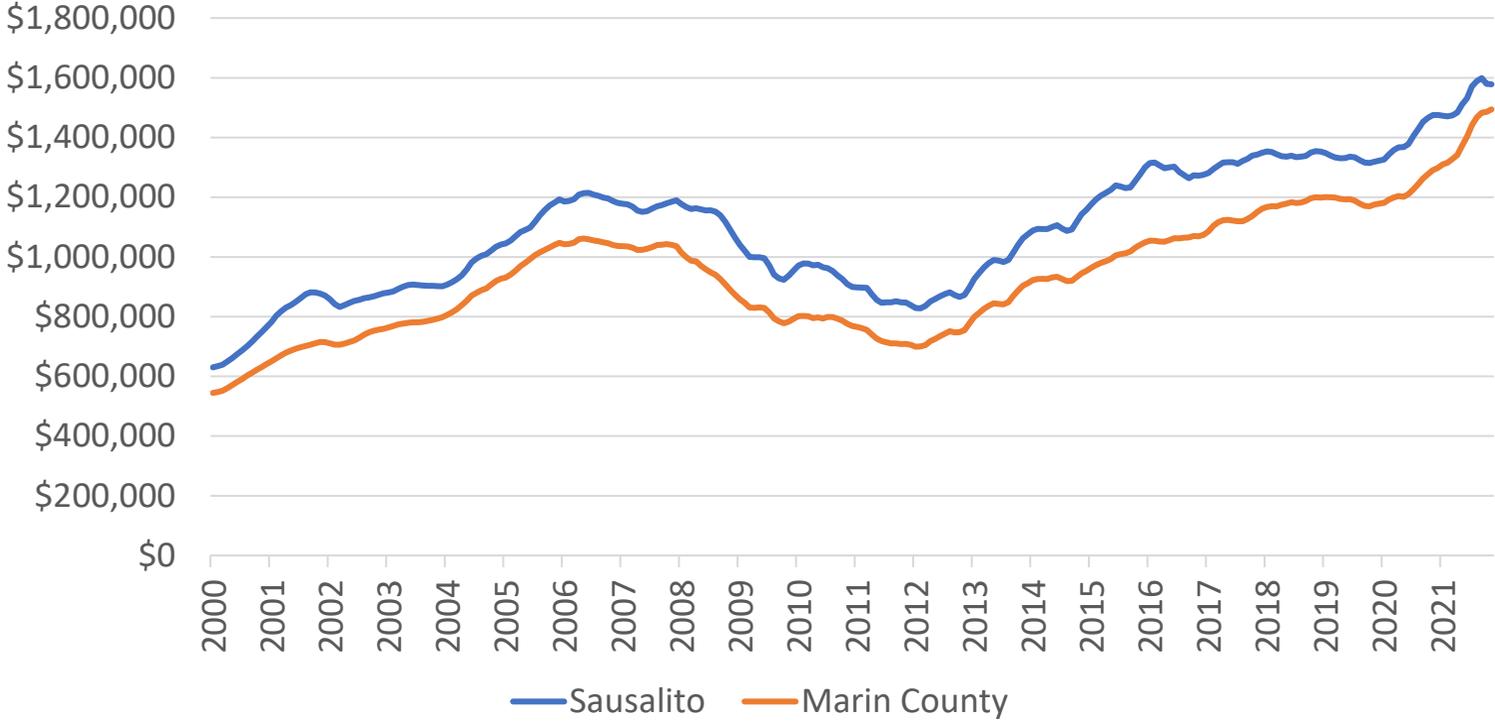
# HOUSEHOLD AND HOUSING CHARACTERISTICS

	Sausalito	Marin County	Bay Area
Household Size	1.6	2.3	2.6
1 Person Households (% of total)	46.3%	29.9%	24.7%
2 Person Households (% of total)	42.0%	35.0%	31.9%
Large Households (% of total)	2.3%	7.2%	10.8%
Vacancy Rate	7.6%	6.8%	5.9%
Seasonal/Other Vacancy Rate	5.5%	5.0%	3.4%
Household Median Income	\$111,906	\$115,246	-
Households under Poverty Level	9.2%	7.2%	8.7%
Jobs to Household Ratio	0.90	1.16	1.39
Homeless Population	25	1,034	35,028



# AFFORDABILITY – OWNERSHIP (MEDIAN HOME SALES PRICE)

- Home prices in Sausalito have had a strong upward trend since 2012
- In 2021, the median single family detached home price in Sausalito was approximately \$2.23M (35% higher than Marin County) and the median condominium/townhome price was \$950,000 (27% higher than Marin County)
- A household needs to make approximately \$453K per year (\$218/hour combined) to afford the conventional single family median home price (assuming 20% down)
- A household needs to make approximately \$191K per year (\$92/hour combined) to afford the conventional single family median home price (assuming 20% down)

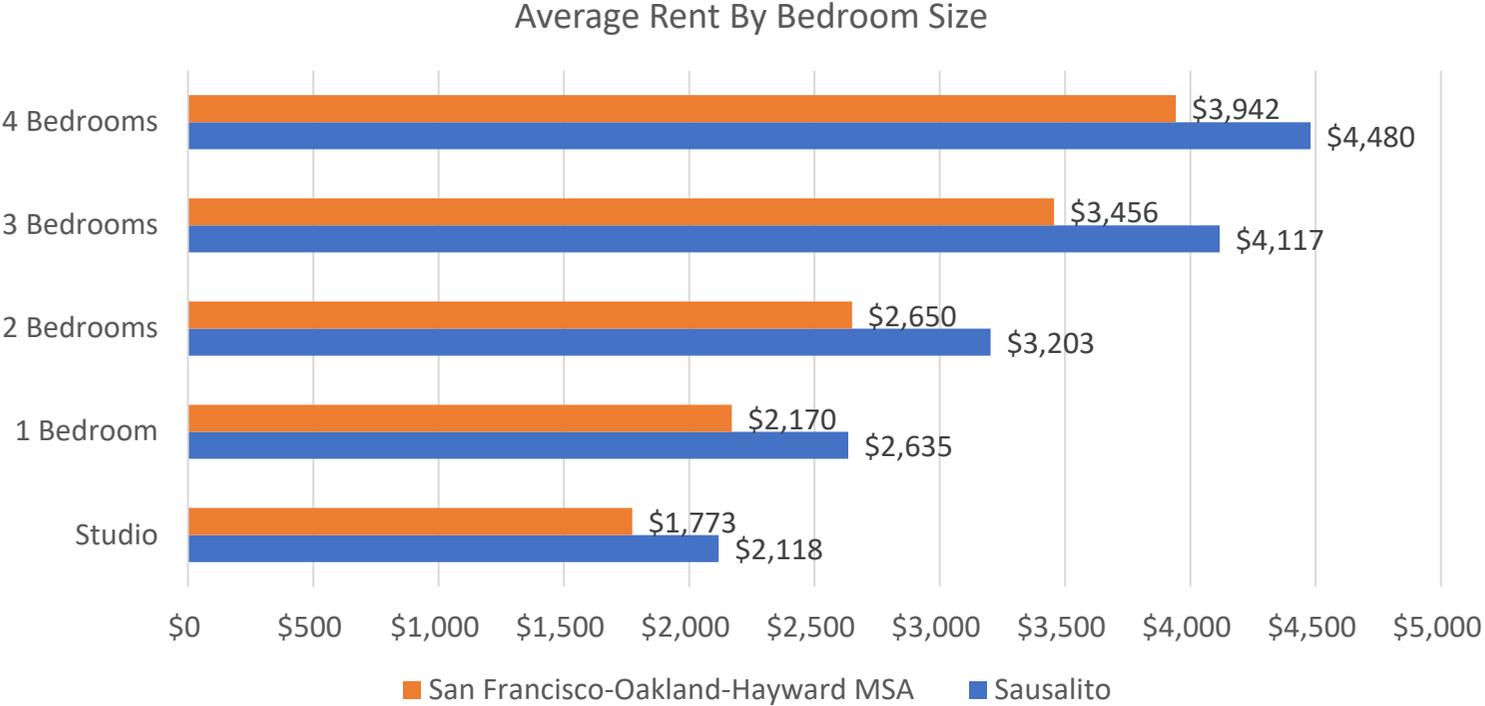


Source: Zillow, December 2021



# AFFORDABILITY – RENTAL RATES

- The average rental rate in Sausalito currently ranges between \$2,118 to \$4,480 depending on housing size
- These average rents are affordable to households earning approximately \$85k (\$41 per hour combined) to \$179k per year (\$86 per hour combined)

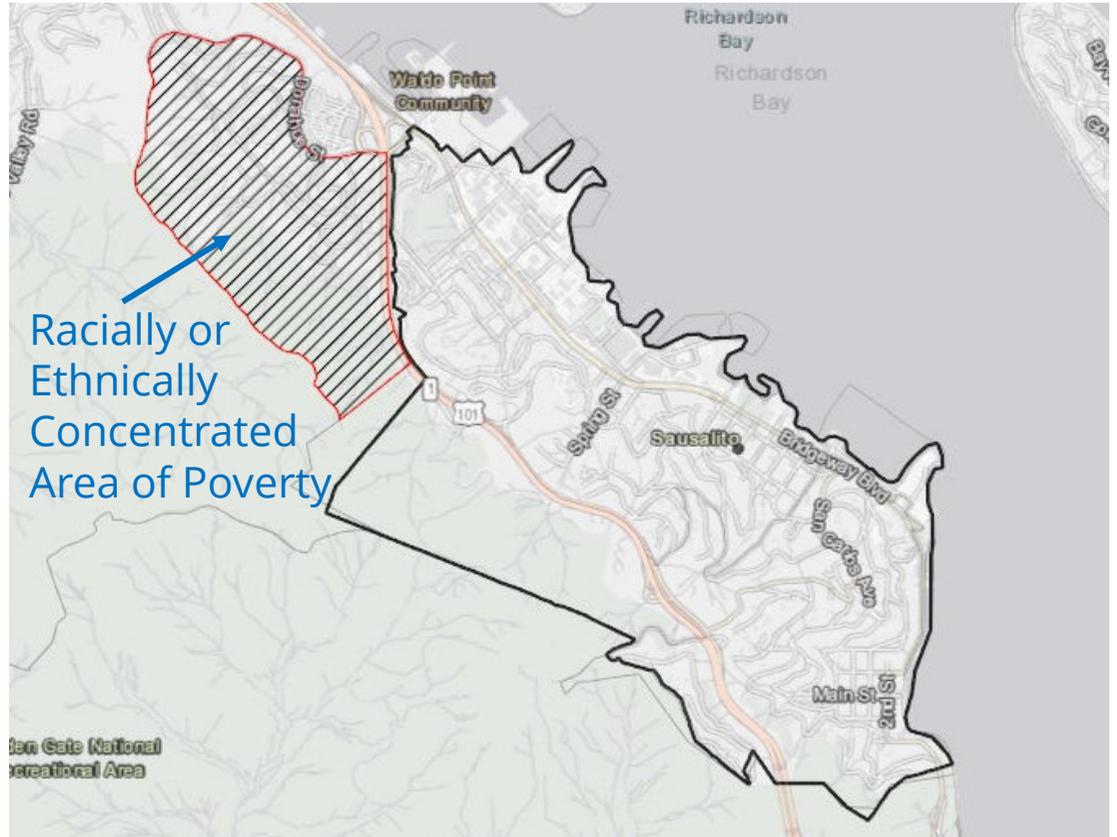


Source:  
[https://www.bestplaces.net/cost\\_of\\_living/city/california/sausalito](https://www.bestplaces.net/cost_of_living/city/california/sausalito)



# AFFIRMATIVELY FURTHERING FAIR HOUSING

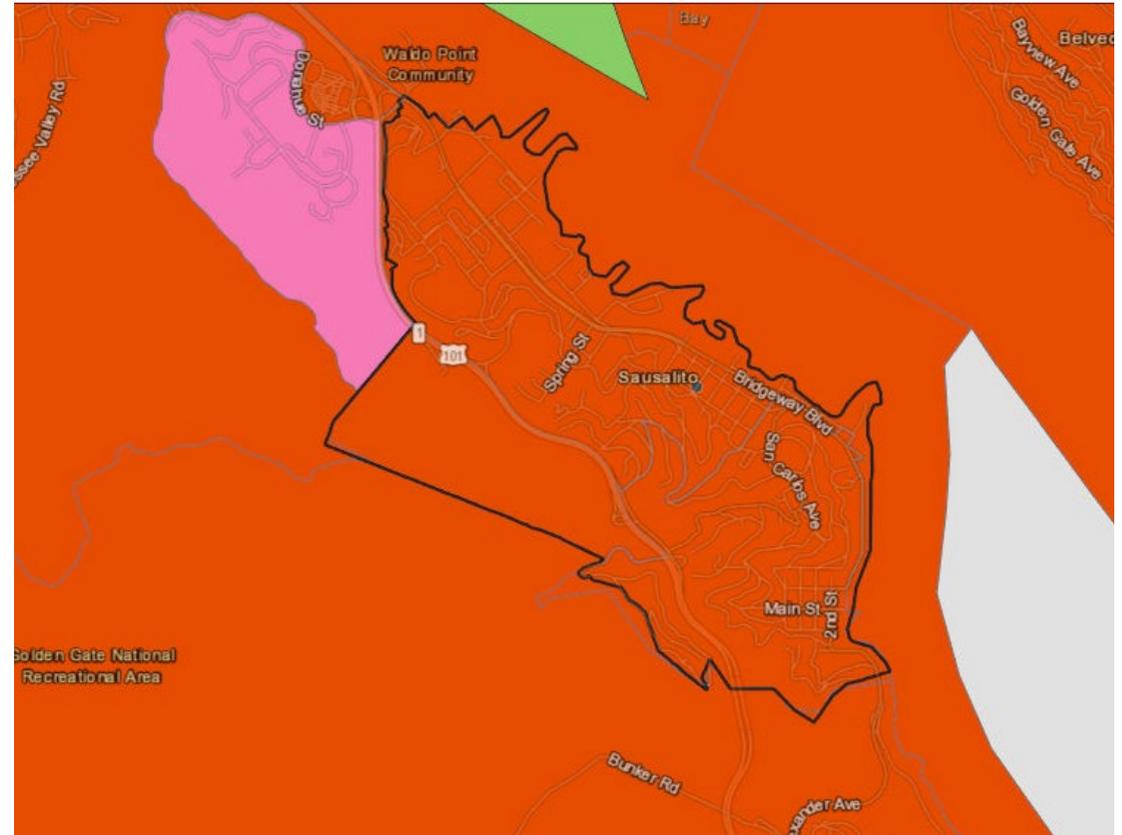
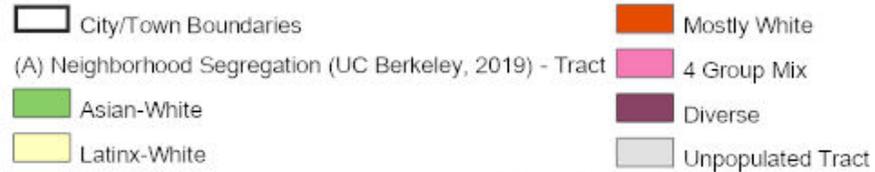
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  - Segregation/integration patterns



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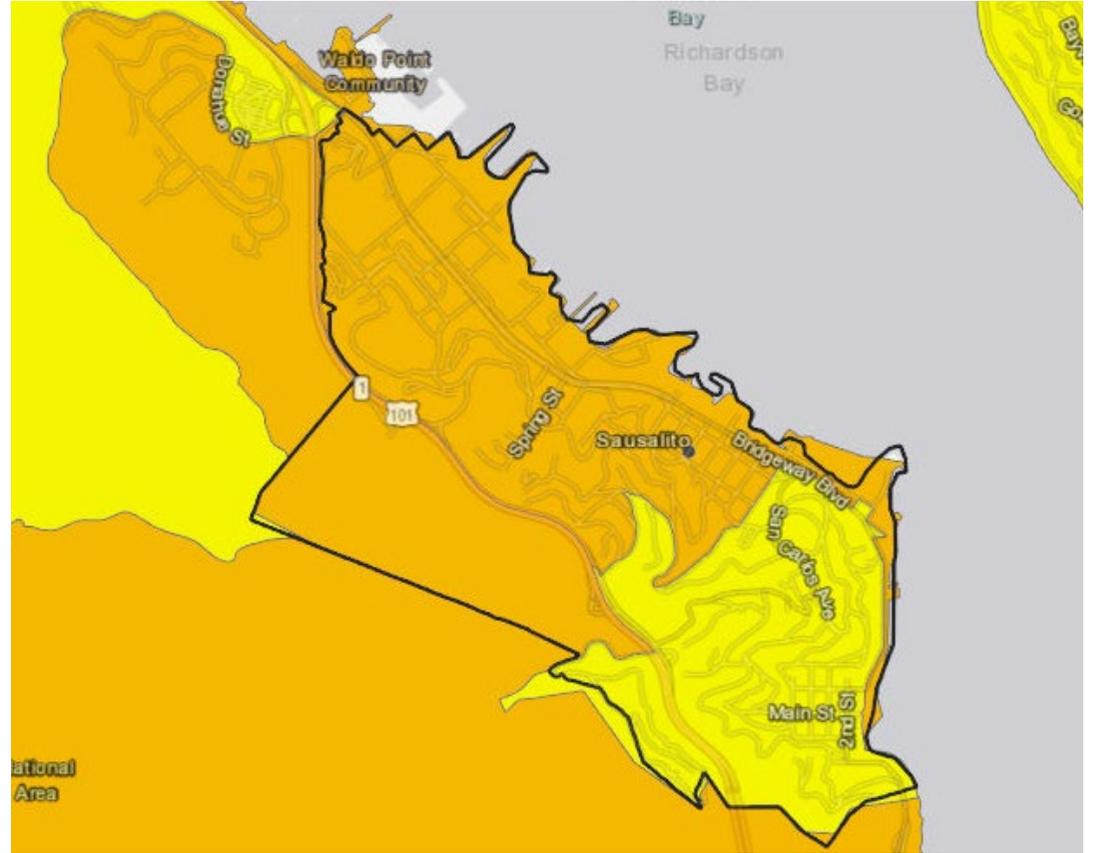
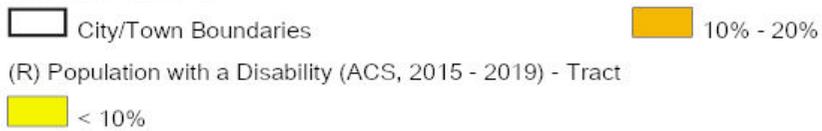
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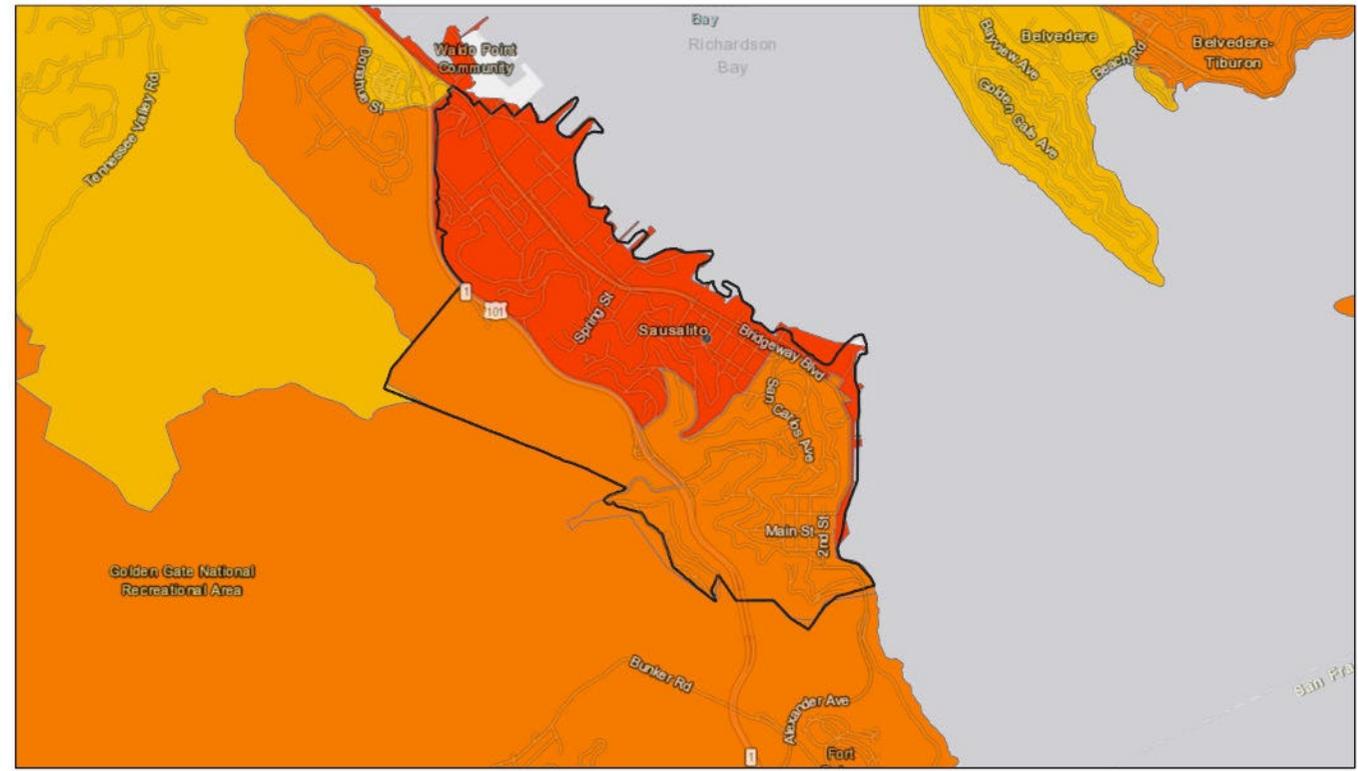
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  - Moderate percentage of population with disabilities



# AFFIRMATIVELY FURTHERING FAIR HOUSING

• A preliminary fair housing review conducted by Marin County for local jurisdictions identified:

- Segregation/integration patterns
- Moderate percentage of population with disabilities
- High rates of overpayment



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City/Town Boundaries

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

- 20% - 40%
- 40% - 60%
- 60% - 80%

1:36,112

0 0.23 0.45 0.9 mi

0 0.38 0.75 1.5 km

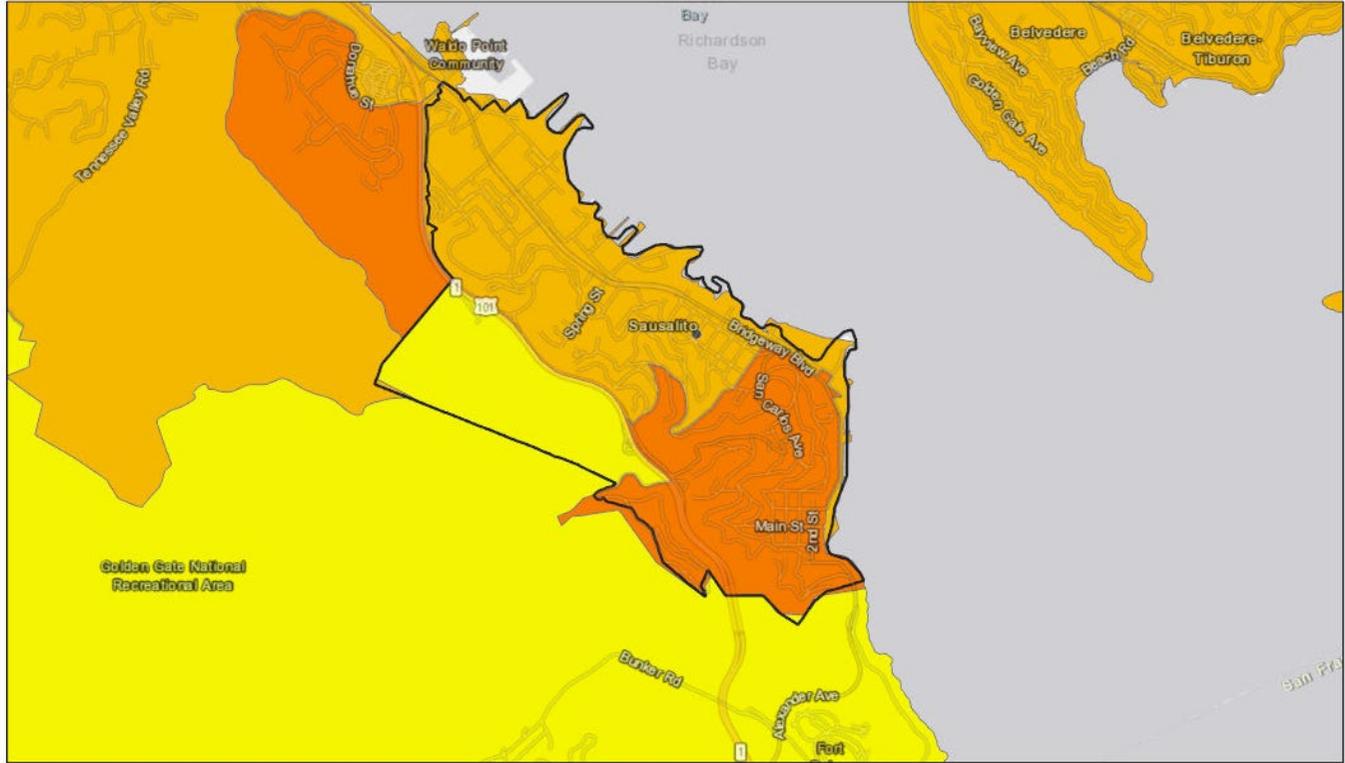
County of Marin, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



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- Segregation/integration patterns
- Moderate percentage of population with disabilities
- High rates of overpayment



10/12/2021, 9:19:45 PM  
City/Town Boundaries  
(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract  
Legend:  
Yellow: < 20%  
Light Orange: 20% - 40%  
Dark Orange: 40% - 60%

Scale: 1:36,112  
0 0.23 0.45 0.9 mi  
0 0.38 0.75 1.5 km  
County of Marin, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



# HOW IS THE CITY CURRENTLY ADDRESSING OUR HOUSING NEEDS?



# 5<sup>TH</sup> CYCLE RHNA PROGRESS

- Sausalito's 5<sup>th</sup> Cycle RHNA was 79 units
- Sausalito has issued permits for approximately 28 units during the 5<sup>th</sup> Cycle
  - 26 ADUs
  - 2 attached single family units

Income Level	RHNA Allocation	2015	2016	2017	2018	2019	2020	Total 5 <sup>th</sup> Cycle Units	Remaining RHNA
Very Low	26	2	1	1	0	2	1	7	19
Low	14	3	1	2	0	3	2	11	3
Moderate	16	0	0	1	1	1	1	4	12
Above Moderate	23	0	3	1	2	0	0	6	17
<b>Total</b>	<b>79</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>6</b>	<b>4</b>	<b>28</b>	<b>51</b>



# HOUSING POLICIES AND PROGRAMS

- General Plan updated in 2021
  - Accommodates 304 additional residential units
- Passed an Inclusionary Housing Ordinance in 2019 requiring 15% of new multifamily and mixed use development with four or more units to be affordable to moderate income households
- Prohibition on short-term rentals and prioritized enforcement of the prohibition in 2019
- Provision of the Edgewater Room for emergency shelter during periods of inclement weather
- Designation of Marinship Park as a transitional overnight sleeping area for the unhoused



# HOUSING POLICIES AND PROGRAMS

- Updated regulations to accommodate accessory dwelling units and junior accessory dwelling units in 2017, 2019, and 2020
- SB 9 Interim Guidance adopted in 2022 to accommodate two dwelling units on single family lots in accordance with State law
- Objective Design and Development Standards (ODDS) underway (anticipated to be adopted in 2022)
- Implementing the Age Friendly Home Adaptation/Equity Residential Rehabilitation Grant Program to increase livability and accessibility for seniors and disabled renter and owner households



# HOW WILL SAUSALITO MEET ITS HOUSING NEEDS?



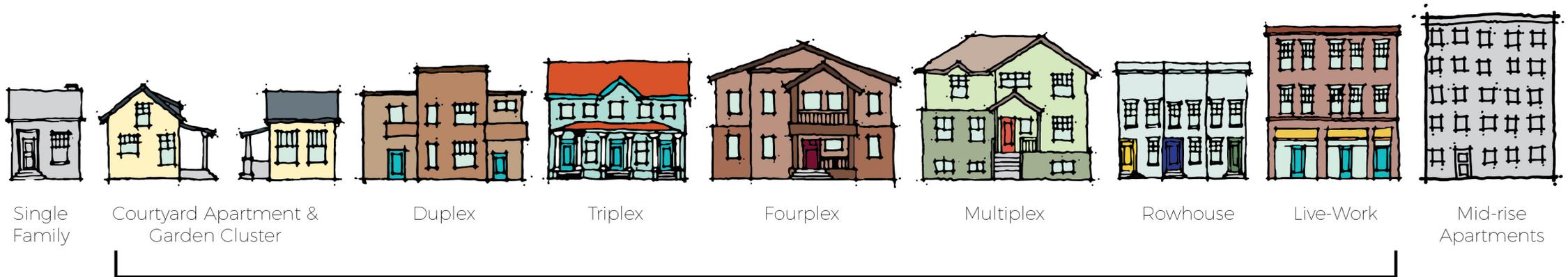
# WHO BUILDS HOUSING?

- The City of Sausalito is not required to actually build housing
- Primarily the private market builds housing
- Public funds may be used as an incentive to adopt affordable housing “restrictions” on private development (for a period of 55 years)
- Sausalito “sets the stage” for housing developers to build projects in line with the City’s General Plan (including its Housing Element), zoning ordinance, and other planning documents like Specific Plans



# HOUSING TYPES – SCALE & DENSITY

- Homes come in a variety of different scales and densities
- Different people and lifestyles are attracted to different types of housing choices
- Communities can offer a variety of housing types to meet the various needs of their residents



# WHERE WILL HOUSING GO?

- Vacant and underutilized sites that are designated for residential and mixed use development by the General Plan and Zoning Ordinance
- Opportunity sites for residential and mixed use development that are identified through this Housing Element Update process



# QUESTIONS?



# COMMUNITY ENGAGEMENT



# WHAT WE'VE HEARD TO DATE

- Housing Priorities
  - Housing security and variety of housing types, especially for senior population
  - Affordability and supply, particularly for renters, those who work in Sausalito, and low-income individuals
  - Restorative justice through new housing policies
  - Balancing preserving historical character, sea-level rise projections, and viewsheds with meeting City's housing needs
- Outreach and Engagement
  - Navigating the digital divide and other competing priorities
  - Pursuing partnerships with local organizations and entities (e.g. school district, Sausalito Village)
  - Homeless and anchor out community





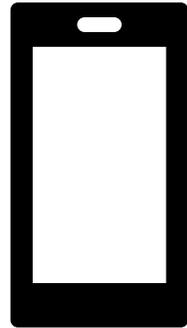
# QUESTIONS?



# COMMUNITY FEEDBACK

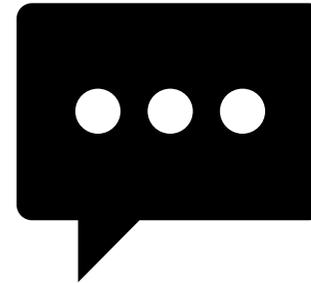


# POLL EVERYWHERE – WAYS TO PARTICIPATE



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## BY TEXT MESSAGE

Text **kwpoll1** to 22-333 on your  
mobile device.



**In one word or phrase, what opportunities does the City have for the Housing Element Update? Use a dash if your response is a phrase.**

**In one word or phrase, what challenges does the City face for the Housing Element Update? Use a dash if your response is a phrase.**

# What is important for the City to consider as it develops the Housing Element Update?

# What housing types should Sausalito prioritize?

Single family homes

Duplex, triplex, and fourplex

Townhomes or condominiums (ownership)

Apartments (rental)

Mixed use housing

Accessory dwelling units

Housing for seniors

Supportive or transitional housing for the unhoused

# What populations should Sausalito prioritize housing for?

Seniors

Persons with a disability, including developmental

Homeless persons or at risk of homelessness

Large families (5+ people)

Single Parent Households

Farmworkers

Unhoused

First Responders

Teachers

City employees

# FAIR HOUSING

- Fair housing choice means that individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, or disability. Fair housing choice encompasses:
  - Actual choice, which means the existence of realistic housing options;
  - Protected choice, which means housing that can be accessed without discrimination; and
  - Enabled choice, which means realistic access to sufficient information regarding options so that any choice is informed. For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs, as required under Federal civil rights law, including disability-related services that an individual needs to live in such housing.



**What fair housing issues and/or obstacles to housing are you aware of in Sausalito?**

# Where do you think housing should go in Sausalito?

# NEXT STEPS



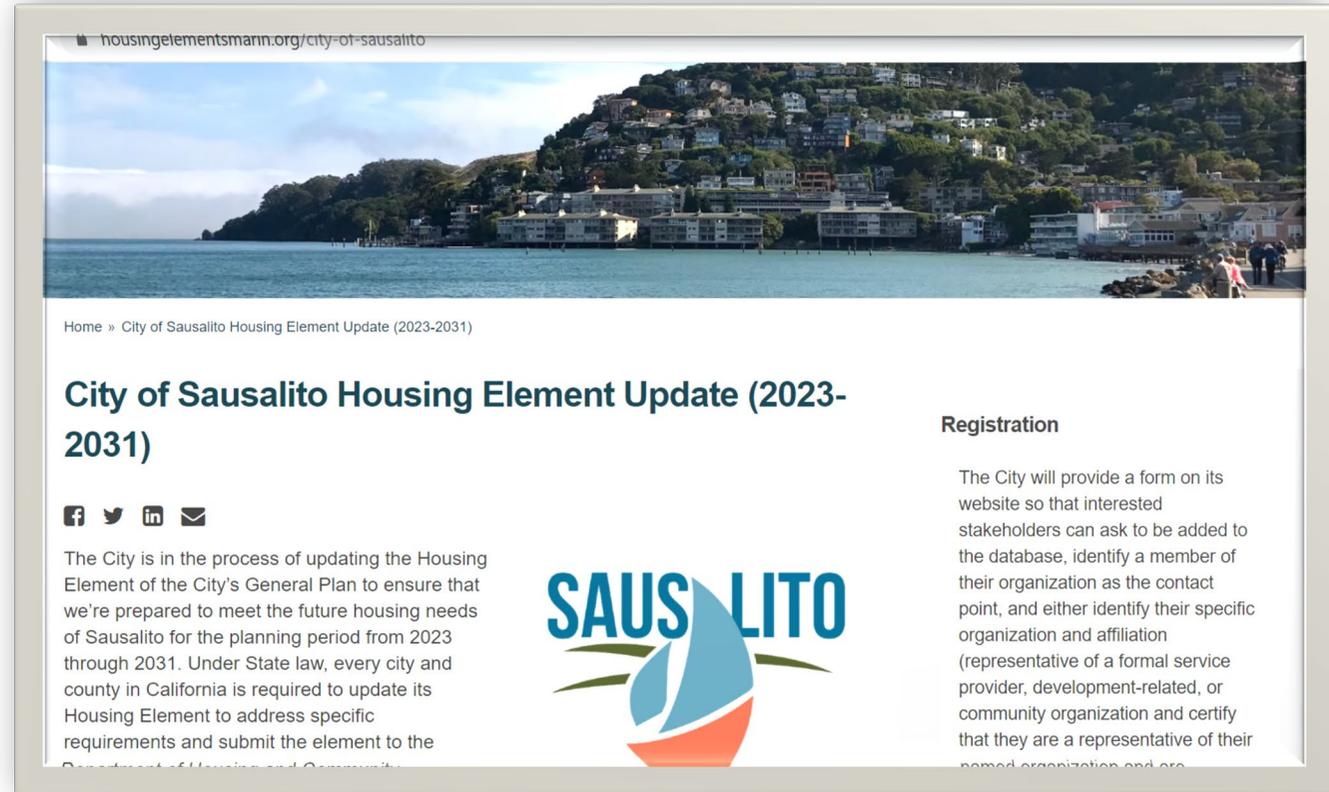
# OVERVIEW OF HOUSING ELEMENT TIMELINE

- Sausalito's 6<sup>th</sup> Cycle Housing Element must be certified no later than January 2023
- Housing Element Timeline
  - Evaluate/Review Existing Conditions, Plans, and Programs from **October to December 2021**
  - Prepare initial Housing Element Analysis from **January to May 2022**
  - Advisory Committee Draft Housing Element by **June 2022**
  - Public Review Draft Housing Element by **July 2022** (30-day public review)
  - HCD Draft Housing Element by **August 2022** (90-day HCD review)
  - Housing Element Draft EIR by **October 2022** (45-day public review)
  - Adoption Draft Housing Element by **December 2022**
  - Final Housing Element and Certification by **January 2023**
- Community and Public Engagement conducted throughout the process



# WHAT'S NEXT?

- Upcoming Community Engagement Activities – Estimated Dates
  - Stakeholder Survey #1 – February 2022
  - Community Survey #1 – February 2022
  - Town Hall Workshop #2 – April 2022
- Website:  
<https://housingelementsmanin.org/city-of-sausalito>



# THANK YOU!

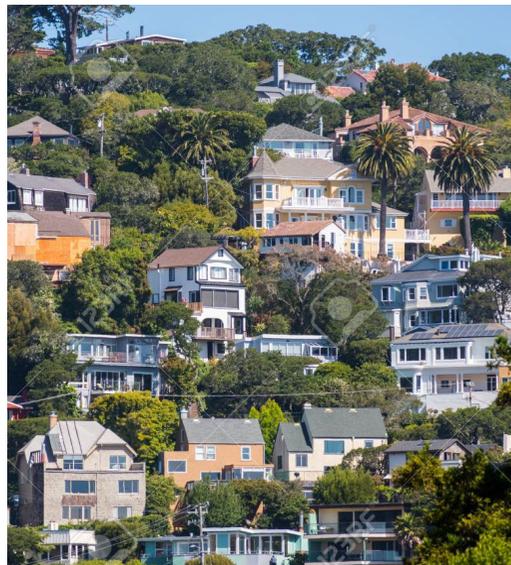
Jim Moore

Community Development Director

[jmoore@sausalito.gov](mailto:jmoore@sausalito.gov)

(415) 289-4142





# HOUSING ELEMENT UPDATE

Sausalito Town Hall #1  
February 10, 2022

