Sausalito 2009-2014 Housing Element

Goals, Policies and Implementation Measures Framework

Housing Element Task Force Review Draft

November 21, 2011

Prepared by Metropolitan Planning Group and Karen Warner Associates

Item 4b
(11 Pages)

Sausalito's 2009-2014 Housing Element establishes goals, policies and programs to address the following themes:

- **Preserving housing and neighborhood assets.**
  Maintaining the condition and affordability of existing housing and ensuring development is consistent with Sausalito's small town and neighborhood context.

- **Ensuring diversity in housing.**
  Providing a variety of housing types affordable to all income levels to address the community's regional housing growth needs.

- **Enhancing housing affordability.**
  Providing assistance so that modest income households can remain an integral part of the Sausalito community.

- **Reducing governmental constraints.**
  Facilitating the provision of housing, and encouraging innovation in design, ownership and living arrangements.

- **Promoting equal housing opportunities.**
  Ensuring residents can reside in the housing of their choice, including Sausalito's special needs populations.

- **Environmental sustainability.**
  Ensuring Sausalito grows in a responsible manner, in line with resource limitations.

- **Community involvement.**
  Promoting active community participation in housing and community development activities.

HOUSING AND NEIGHBORHOOD ASSETS

GOAL 1.0: Maintain and enhance the quality of existing housing and ensure that new residential development is compatible with Sausalito's small town character.

POLICIES

Policy 1.1 Housing Design. Review proposed new housing to achieve excellence in development design. Encourage design that enhances neighborhood identity with sensitive transition of scale and building bulk, is compatible to the surrounding neighborhood, and uses quality building materials.

Policy 1.2 Historic Preservation. Support efforts to identify and preserve historic structures. Ensure the compatibility of infill development in the context of Sausalito's historic resources.

Policy 1.3 Maintenance and Management of Quality Housing. Support good management practices and the long-term maintenance and improvement of existing housing through code enforcement and housing rehabilitation programs.

Policy 1.4 Rental Housing Conservation. Continue to conserve the existing rental housing stock by limiting the conversion of rental units to ownership or non-residential uses.

Policy 1.5 Protection of Existing Affordable Housing. Ensure the continued affordability of income-restricted housing for lower and moderate income households.

IMPLEMENTATION MEASURES

Implementation Measure	Details	Type of Program
Code Enforcement and Public Information	Expand current program to provide info on available rehabilitation assistance for income-qualified households.	*Expanded Program*
Residential Rehabilitation and Energy Loan Programs	Pro-actively advertise on website and through brochures.	*Expanded Program*
Historic Design Guidelines and Preservation Incentives		*New Program*
Residential Design Review	Expand to add incentives for green and sustainable building design	*Expanded Program*
Condominium Conversion Regulations	Expand to add required Mitigation Fee to be used for affordable housing.	*Expanded Program*
Regulation of Duplex/Triplex Conversions to Single-family	Require Mitigation Fee to be used for affordable housing	*New Program*
Preservation of Existing Affordable Rental Housing		*Existing Program*

ITEM NO. 4b PAGE 3

HOUSING DIVERSITY

> **GOAL 2.0: Provide opportunities for a range of housing types in a variety of locations and densities to meet the diverse needs of the Sausalito community.**

POLICIES

Policy 2.1 Variety of Housing Choices. Encourage diversity in the type, size, price and tenure of residential development in Sausalito, while maintaining quality of life goals.

Policy 2.2 Adequate Sites. Provide adequate housing sites through appropriate land use and zoning designations, consistent with Sausalito's regional housing growth needs.

Policy 2.3 Adaptive Reuse. Support innovative strategies for the adaptive reuse of commercial and other structures to provide for a wide range of housing types and residential uses.

Policy 2.4 Live/Work Opportunities. Consider appropriate locations for live/work opportunities for working and living space for artists and marine workers.

Policy 2.5 Legalization of Existing Accessory Dwelling Units. Establish an amnesty program for existing accessory dwelling units by establishing a period of time for owners of un-permitted units to register their units and make them legal.

Policy 2.6 Creation of New Accessory Dwelling Units. Enable the construction and/or creation of new accessory dwelling units in residential zoning districts as a strategy to increase the supply of affordable housing and address a portion of Sausalito's regional housing needs.

Policy 2.7 Liveaboard Housing. Protect liveaboards as a source of affordable housing and work with residents, property owners, agencies and non-profit groups to seek ways to assist in the long-term affordability of this unique source of housing in Sausalito.

IMPLEMENTATION MEASURES

Implementation Measure	Details	Type of Program
Residential and Mixed Use Sites Inventory	Publish and maintain Housing Element sites inventory. Create a legally recognized parcel at the Woodward Avenue site and revise the General Plan map consistent with existing zoning.	*New Program*

ITEM NO. 4b PAGE 4

Implementation Measure	Details	Type of Program
Mixed Use Zoning in Commercial Districts	Provide allowances for shared & tandem parking, limitations on residential conversions, elimination of Conditional Use Permits (CUP) for more than three residential units, evaluate provision for residential component to be in addition to maximum floor area ratio (FAR).	*Expanded Program*
Non-Traditional Housing Types	Shared housing, eco-housing, co-housing, assisted living, etc. Ensure zoning provides sufficient flexibility to facilitate	*Expanded Program*
Accessory Dwelling Units (ADUs): **- Adoption of Regulations to Encourage New ADUs**	Allow administratively in certain residential districts, potential parking reduction if near transit, flexible development standards such as small square foot reduction from floor area and/or building coverage, small discount in building permit fee, development of stock building plans for ADUs in Sausalito.	*New Program*
Accessory Dwelling Units: **- Registration and Amnesty Program for Existing Unpermitted ADUs**	No required parking, ADU does not factor into building coverage or floor area, large discount in building permit fee.	*New Program*
Liveaboard Housing: **- Zoning for Liveaboards and Arks**	Maintain current zoning provisions to allow.	*Existing Program*
Liveaboard Housing: **- Permitting and Amnesty Program for Existing Liveaboards**	Facilitate permitting of unpermitted marinas with liveaboards through expedited review of planning and permits, administrative review of any necessary Use Permits or Design Review Permits, other incentives.	*New Program*

ITEM NO. 4b   PAGE 5

HOUSING AFFORDABILITY

> **GOAL 3.0: Expand and protect opportunities for households to find housing in Sausalito and afford a greater choice of rental and homeownership opportunities.**

POLICIES

Policy 3.1 Incentives. Facilitate the development of affordable housing through site assembly, financial assistance, and regulatory incentives. Proactively seek out new models and approaches in the provision of affordable housing.

Policy 3.2 Partnerships. Explore collaborative partnerships with nonprofit organizations, developers, the business community and governmental agencies to develop, rehabilitate and preserve affordable housing.

Policy 3.3 Homeownership Assistance. Encourage the provision of financial assistance to low and moderate income first-time homebuyers through County and State programs.

Policy 3.4 Rental Assistance. Support and publicize available rental assistance programs for lower income and special needs households.

IMPLEMENTATION MEASURES

Implementation Measure	Details	Type of Program
Land Assembly and Write-Down	On publicly-owned surplus parcels suitable for housing.	*New Program*
Affordable Housing In-Lieu Fee on New Single-Family Development	Fee on new homes and additions above a certain size, or mandatory provision of accessory dwelling unit.	*New Program*
Local Affordable Housing Trust Fund	Identify funding sources, such as in-lieu and condo conversion fees, and create fund to assist in creation of affordable housing.	*New Program*
Partnerships for Affordable Housing	Establish partnerships with non-profit community and Marin County jurisdictions.	*Expanded Program*
Homebuyer Assistance		*Existing Program*
Section 8 Rental Assistance		*Existing Program*
Rebate for Marin Renters		*Existing Program*

ITEM NO. 4b   PAGE 6

REMOVE GOVERNMENTAL CONSTRAINTS

GOAL 4.0: Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.

POLICIES

Policy 4.1 Regulatory Incentives for Affordable Housing. Support the use of density bonuses and other incentives, such as fee deferrals, fee waivers and parking reductions, to offset the costs of affordable housing while ensuring that potential impacts are addressed.

Policy 4.2 Flexible Development Standards. Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as transit-oriented development, mixed use, co-housing and live/work housing.

Policy 4.3 Efficient Use of Multi-Family Zoning. Encourage the sustainable use of land and promote affordability by encouraging development at the higher end of the density range within multi-family and mixed use land use designations.

Policy 4.4 Development Review. Explore continued improvements to the entitlement process to streamline and coordinate the processing of development permits, design review and environmental clearance.

Policy 4.5 Zoning for Special Needs. Revise the Zoning Ordinance to define and establish parameters for transitional and supportive housing, emergency shelters, and single room occupancy uses (SROs) consistent with State law.

IMPLEMENTATION MEASURES

Implementation Measure	Details	Type of Program
Fee Deferrals and/or Waivers for Affordable Housing		*Existing Program*
Density Bonus and Other Incentives for Affordable Housing	Update existing local regulations per current State requirements and add tailored incentives.	*Expanded Program*
Zoning to Promote Live/Work		*New Program*
Evaluate Modifications to Parking to Promote Sustainability	i.e., reduced parking for proximity to transit and special needs housing, allowances for reduced parking space size and tandem parking	*New Program*
Minimum Multi-Family (R-3) Densities	Unless environmental constraints preclude achievement of higher densities.	*New Program*

ITEM NO. 4b PAGE 7

CEQA Exemptions for Mixed Use Infill Projects		*New Program*
Zoning Text Amendments for Special Needs Housing	Per Senate Bill 2, specify transitional and supportive housing to be treated as residential use, identify zoning districts for emergency shelters by right, specify provisions for Single-Room Occupancy buildings.	*New Program*

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

GOAL 5.0: Promote equal housing opportunities for all residents, including Sausalito's special needs populations, so that residents can reside in the housing of their choice.

POLICIES

Policy 5.1 Fair Housing. Seek to ensure that individuals and families pursuing housing in Sausalito do not experience discrimination on the basis of race, color, religion, marital status, disability, age, sex, familial status, national origin, sexual preference or other arbitrary factors, consistent with the Fair Housing Act.

Policy 5.2 Senior Housing. Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.

Policy 5.3 Housing for Persons with Disabilities. Address the special housing needs of persons with disabilities through provision of supportive housing, homeowner accessibility grants, zoning for group housing, and adoption of reasonable accommodation procedures.

Policy 5.4 Housing for Marine Workers. Support affordable housing options for persons employed in Sausalito's waterfront to allow them to live in the community in which they work.

Policy 5.5 Homeless Housing and Services. Work cooperatively with Marin County and other applicable agencies to provide a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing and permanent affordable housing.

IMPLEMENTATION MEASURES

Implementation Measure	Details	Type of Program
Fair Housing Program		*Existing Program*
Sausalito Village Senior Services		*Existing Program*
Home Sharing and Tenant Matching Opportunities	Create own program or collaborate with Marin County.	*New Program*
Housing Accessibility Assistance		*Existing Program*
Reasonable Accommodation Procedures		*New Program*
Universal Design/Visitability		*New Program*
Housing for Marina Workers	Liveaboard and other affordable housing.	*New Program*
Homeless Continuum of Care		*Existing Program*

ITEM NO. 4b   PAGE 9

ENVIRONMENTAL SUSTAINABILITY

GOAL 6.0: Promote environmental sustainability through support of existing and new development, which minimizes reliance on natural resources.

POLICIES

Policy 6.1 Green Building. Develop a local Green Building Program to implement practices focused on reducing Sausalito's greenhouse gas emissions and consumption of natural resources.

Policy 6.2 Sustainable Construction. Promote the use of sustainable construction techniques and environmentally sensitive design for housing.

Policy 6.3 Alternative Energy. Promote the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.

Policy 6.4 Transportation Alternatives. Incorporate transit and other transportation alternatives such as walking and bicycling into the design of new development.

IMPLEMENTATION MEASURES

Implementation Measure	Details	Type of Program
Local Green Building Regulations		*New Program*
Climate Action Plan		*New Program*
Incentives for Transit-Oriented Development (TOD)		*New Program*

COMMUNITY INVOLVEMENT

> **GOAL 7.0: Promote the active participation of citizens, community groups, and governmental agencies in housing and community development activities.**

POLICIES

Policy 7.1 Community Participation. Take an active role in fostering community participation from all economic segments and special needs groups in the formulation and review of housing needs, issues and programs.

Policy 7.2 Public Review of Development. Encourage public awareness and involvement in housing development proposals to facilitate the design of new housing that fits within the neighborhood context.

Policy 7.3 Implementation. Ensure the timely follow through of actions identified in the Housing Element.

IMPLEMENTATION MEASURES

Implementation Measure	Details	Type of Program
Ongoing Community Education and Outreach	Public meetings, educational handouts, newspaper articles, websites, etc.	*Expanded Program*
Regional Collaboration		*Existing Program*
Housing Element Monitoring/Annual Report	Including annual monitoring of ADUs legalized under amnesty program and permitting of marinas with liveaboards.	*New Program*
Association of Bay Area Governments (ABAG) Housing Needs Process	Monitoring development of future Regional Housing Needs Allocation (RHNA) and ongoing reporting to Council.	*Expanded Program*
Staff Affordable Housing Training and Education		*New Program*

I:\CDD\PROJECTS - NON-ADDRESS\Housing Element\2009 Update\Draft HE 2010\Goals, Policies and Programs\Element Goals, Polices and Implementation Framework- Task Force Review Draft 11-21-11.docx