

Sausalito Housing Element

Total Housing Potential for
1999 – 2014 Planning Period

Sites Strategy

- Approved / Built Units **(12%)**
- Accessory Dwelling Units (New and Existing) **(22%)**
- Liveaboards (Future and Existing) **(28%)**
- Residential and Commercial Infill Capacity **(38%)**
- NO Rezoning is proposed. **(0%)**

Goals, Policies and Implementation Measures

Themes addressed

- **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.

Policy 1.2 Historic Preservation.

Policy 1.3 Maintenance and Management of Quality Housing.

Policy 1.4 Rental Housing Conservation.

Policy 1.5 Protection of Existing Affordable Housing.

Housing and Neighborhood Assets

Implementation Measures:

- (Exp) Code Enforcement and Public Information
- (Exp) Residential Rehabilitation and Energy Loan Programs
- (N) Historic Design Guidelines and Preservation Incentives
- (Exp) Residential Design Review
- (Exp) Condominium Conversion Regulations
- (N) Regulation of Duplex/Triplex Conversions to Single-Family
- (Ex) Preservation of Existing Affordable Rental Housing

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.

Policy 2.2 Adequate Sites.

Policy 2.3 Adaptive Reuse.

Policy 2.4 Live/Work Opportunities.

Policy 2.5 Legalization of Existing Accessory Dwelling Units.

Policy 2.6 Creation of New Accessory Dwelling Units.

Policy 2.7 Liveaboard Housing.

Housing Diversity

Implementation Measures:

- (N) Residential and Mixed Use Sites Inventory
- (Exp) Mixed Use Zoning in Commercial Districts
- (Exp) Non-Traditional Housing Types
- Accessory Dwelling Units (ADUs):
 - (N) Adoption of Regulations to encourage New ADUs
 - (N) Registration and Amnesty Program for Existing Unpermitted ADUs
- Liveaboard Housing:
 - (Exp) Zoning for Liveaboards and Arks
 - (N) Permitting and Amnesty Program for Existing Liveaboards

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.

Policy 3.2 Partnerships.

Policy 3.3 Homeownership Assistance.

Policy 3.4 Rental Assistance.

Housing Affordability

Implementation Measures:

- (N) Land Assembly and Write-Down
- (N) Affordable Housing In-Lieu Fee on New Single-Family Development
- (N) Local Affordable Housing Trust Fund
- (Exp) Partnerships for Affordable Housing
- (Ex) Homebuyer Assistance
- (Ex) Section 8 Rental Assistance
- (Ex) Rebate for Marin Renters

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.

Policy 4.2 Flexible Development Standards.

Policy 4.3 Efficient Use of Multi-Family Zoning.

Policy 4.4 Development Review.

Policy 4.5 Zoning for Special Needs.

Remove Governmental Constraints

Implementation Measures:

- (Ex) Fee Deferrals and/or Waivers for Affordable Housing
- (Exp) Density Bonus and Other Incentives for Affordable Housing
- (N) Zoning to Promote Live/Work
- (N) Evaluate Modifications to Parking to Promote Sustainability
- (N) Minimum Multi-Family (R-3) Densities
- (N) CEQA Exemptions for Mixed Use Infill Projects
- (N) Zoning Text Amendments for Special Needs Housing

Equal Housing Opportunities & 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.

Policy 5.2 Senior Housing.

Policy 5.3 Housing for Persons with Disabilities.

Policy 5.4 Housing for Marine Workers.

Policy 5.5 Homeless Housing and Services.

Equal Housing Opportunities & Special Needs

Implementation Measures:

- (Ex) Fair Housing Program
- (Ex) Sausalito Village Senior Services
- (N) Home Sharing and Tenant Matching Opportunities
- (Ex) Housing Accessibility Assistance
- (N) Reasonable Accommodation Procedures
- (N) Universal Design / Visitability
- (N) Housing for Marina Workers
- (Ex) Homeless Continuum of Care

Environmental Sustainability

Goal 6.0: 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 6.1 Green Building.

Policy 6.2 Sustainable Construction.

Policy 6.3 Alternative Energy.

Policy 6.4 Transportation Alternatives.

Environmental Sustainability

Implementation Measures:

- (N) Local Green Building Regulations
- (N) Climate Action Plan
- (N) Incentives for Transit-Oriented Development (TOD)

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.

Policy 7.2 Public Review of Development.

Policy 7.3 Implementation.

Community Involvement

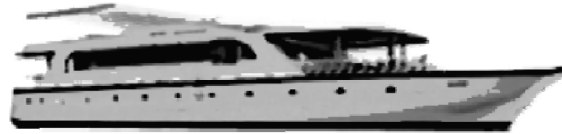
Implementation Measures:

- (Exp) Ongoing Community Education and Outreach
- (Exp) Regional Collaboration
- (N) Housing Element Monitoring / Annual Report
- (Exp) Association of Bay Area Governments (ABAG) Housing Needs Process
- (N) Staff Affordable Housing Training and Education

PRELIMINARY

Total Housing Planned for 1999-2014 Planning Period

Balanced Approach



Balanced Approach

- Total Target required = **372 units**
 - (RHNA from 1999-2006, 2007-2014)
 - Across various income categories
- Preliminary Site Analysis = **412 units**
 - This provides a 11% buffer above the requirement.

TOTAL HOUSING PLANNED FOR 1999-2014 PLANNING PERIOD

	Very Low	Low	Moderate	Above Moderate	TOTALS	
TARGETS:	81	47	84	160	372	
Approved/Built	22	0	1	28	51	12%
New Accessory Dwelling Units (Medium)	27	22	3	2	54	13%
Existing Accessory Dwelling Units (Heavy)	19	15	2	2	38	9%
Existing Liveaboards (Light)	23	23	23	23	92	22%
Future Liveaboards (Light)	0	0	0	22	22	5%
R-1 Capacity	0	0	0	19	19	5%
R-2-2.5 Capacity	0	0	35	0	35	8%
R-2-5 Capacity	0	0	0	16	16	4%
R-3 Capacity	19	19	0	0	38	9%
Commercial Zone Capacity	17	17	13	0	47	11%
Rezone Properties Capacity	0	0	0	0	0	0%
	127	96	77	112	412	
Percentage Over Target:	57%	104%	-8%	-30%	11%	BUFFER
Difference:	46	49	-7	-48	40	

Existing Zoning Capacity Analysis

Screening Criteria (presented at 10.25.11 HETF meeting)

- ✓ For R-2 and R-3, parcels with slopes over 40% (40% is 22 degrees; 100% is 45 degrees)
- ✓ Built after 1980.
- ✓ On City's list of Noteworthy /Historically Significant Structures
- ✓ On City's list of approved/constructed projects
- ✓ For R-2 and R-3 zones, parcels must yield a minimum of 2 additional units to be considered
- ✓ Landlocked or with poor access
- ✓ Site visits were conducted to ascertain building condition and site build out

Existing Zoning Capacity Analysis

Additional Screening Criteria during Site Visits

(presented at 11.21.11 HETF meeting)

- ✓ Determined actual number of units (based on mailbox and meter counts). Based on actual unit, all parcels in R-2 and R-3 that would only result in 1 additional unit were removed.
- ✓ Parking constraints on the street or on site that would prevent any addition of units.
- ✓ Location of existing development on site constrains future development.
- * *All CN-2 parcels were taken out as no residential is allowed in that zone between Coloma and Ebbtide.*

Difference in Commercial & Residential Unit Count

	Commercial	Residential	Total
Unit Count on 10.25.11	126	137	263
Unit Count on 11.21.11 after Site Visits and Adjustments	47	108	155

TOTAL HOUSING PLANNED FOR 1999-2006 PLANNING PERIOD

	Very Low	Low	Moderate	Above Moderate	TOTALS	
TARGETS:	36	17	50	104	207	
Approved/Built	22	0	0	20	42	21%
New Accessory Dwelling Units (Medium)	0	0	0	0	0	0%
Existing Accessory Dwelling Units (Heavy)	0	0	0	0	0	0%
Existing Liveaboards (Light)	0	0	0	0	0	0%
Future Liveaboards (Light)	0	0	0	0	0	0%
R-1 Capacity	0	0	0	19	19	10%
R-2-2.5 Capacity	0	0	35	0	35	18%
R-2-5 Capacity	0	0	0	16	16	8%
R-3 Capacity	19	19	0	0	38	19%
Commercial Zone Capacity	17	17	13	0	47	24%
Rezone Properties Capacity	0	0	0	0	0	0%
	58	36	48	55	197	
Percentage Over Target:	61%	112%	-4%	-47%	-5%	BUFFER
Difference:	22	19	-2	-49	-10	

TOTAL HOUSING PLANNED FOR 2007-2014 PLANNING PERIOD

	Very Low	Low	Moderate	Above Moderate	TOTALS	
TARGETS:	45	30	34	56	165	
Approved/Built	0	0	1	8	9	4%
New Accessory Dwelling Units (Medium)	27	22	3	2	54	25%
Existing Accessory Dwelling Units (Heavy)	19	15	2	2	38	18%
Existing Liveboards (Light)	23	23	23	23	92	43%
Future Liveboards (Light)	0	0	0	22	22	10%
R-1 Capacity	0	0	0	0	0	0%
R-2-2.5 Capacity	0	0	0	0	0	0%
R-2-5 Capacity	0	0	0	0	0	0%
R-3 Capacity	0	0	0	0	0	0%
Commercial Zone Capacity	0	0	0	0	0	0%
Rezoned Properties Capacity	0	0	0	0	0	0%
	69	60	29	57	215	
Percentage Over Target:	53%	100%	-15%	2%	30%	BUFFER
Differences:	24	30	-5	1	50	

1999-2014

12%

Discontinued or
reduced services
(2000-2014)

38%

Discontinued or reduced services
(1999-2014)

22%

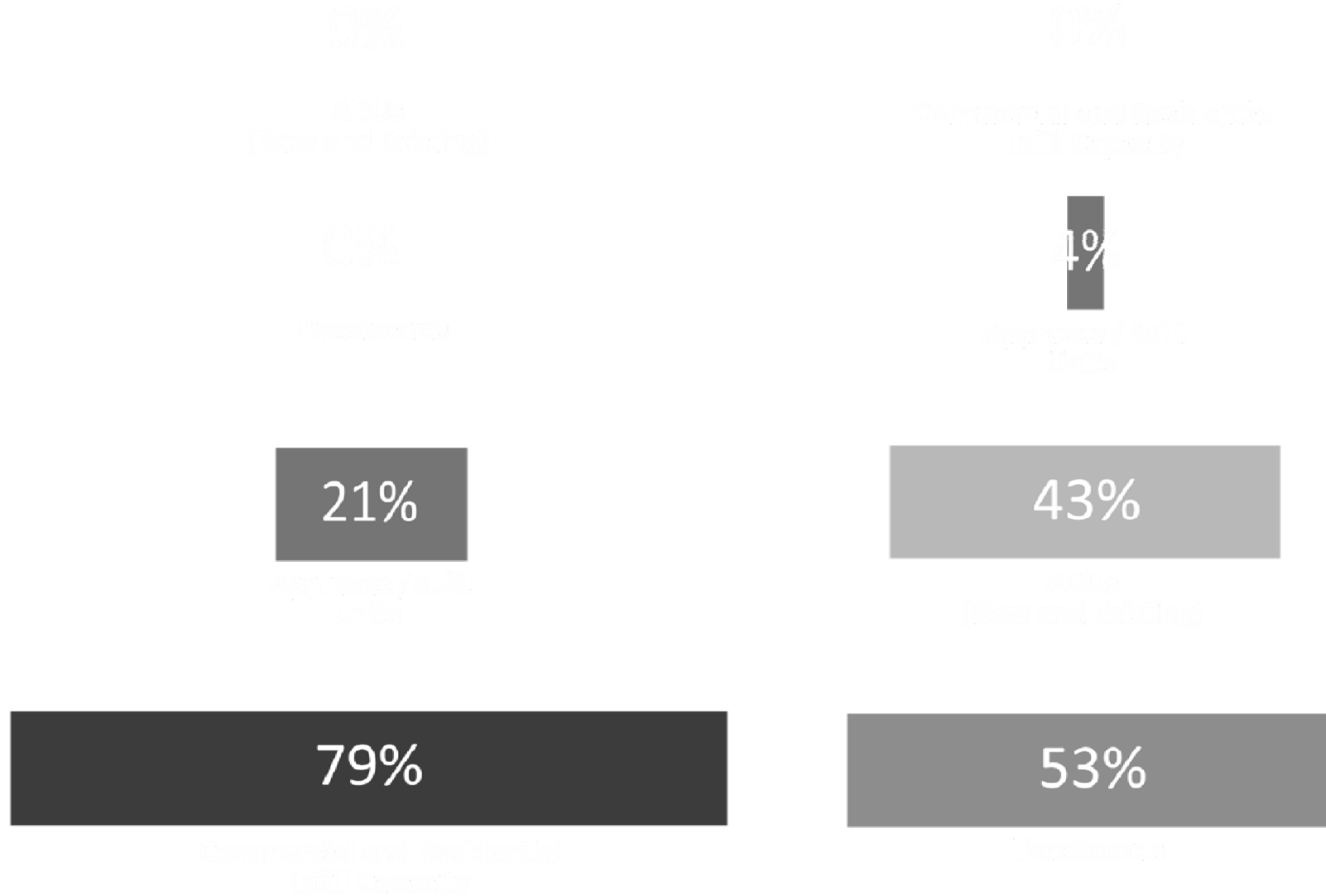
Discontinued
(2000-2014)

28%

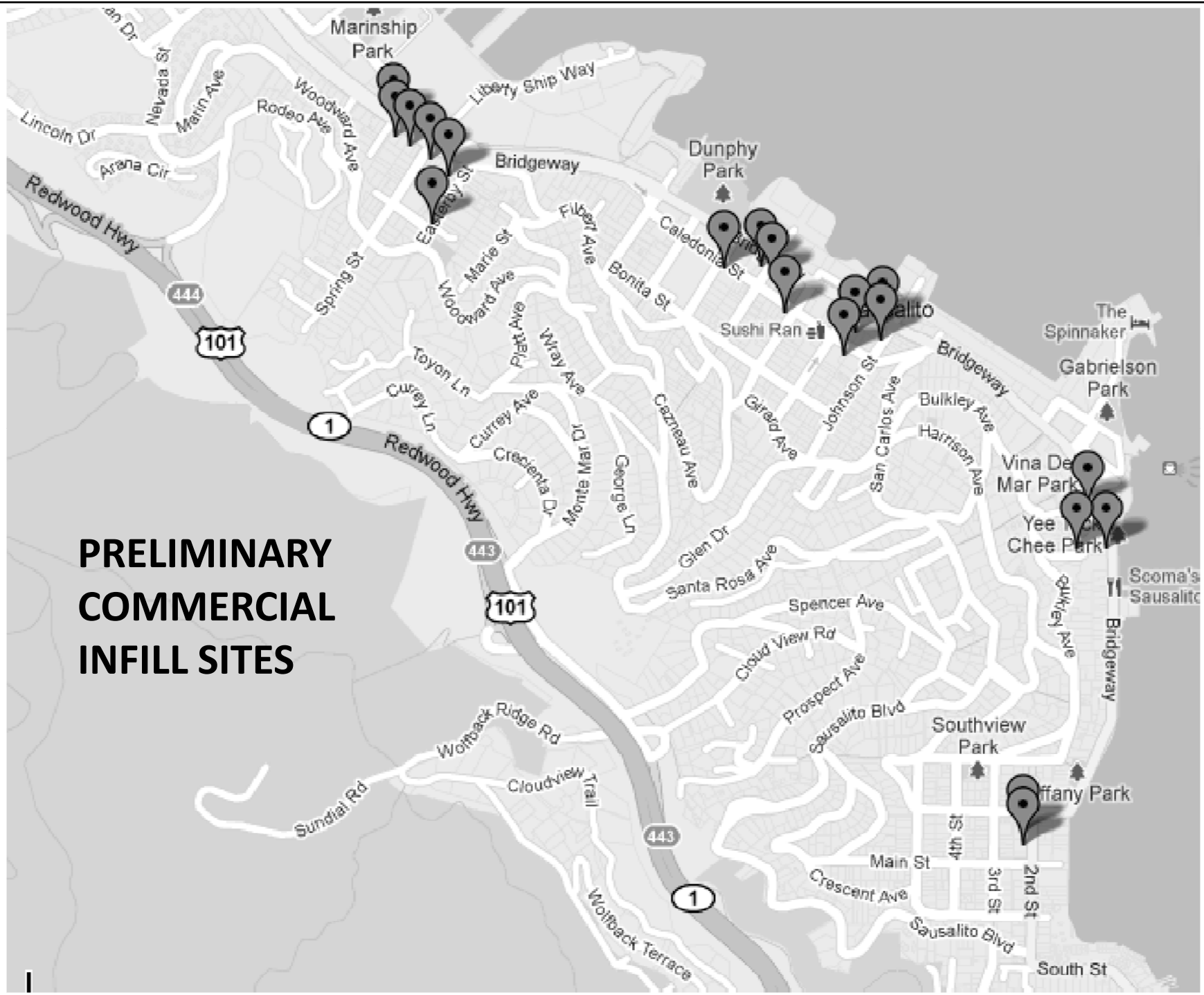
Discontinued
(1999-2014)

1999-2006

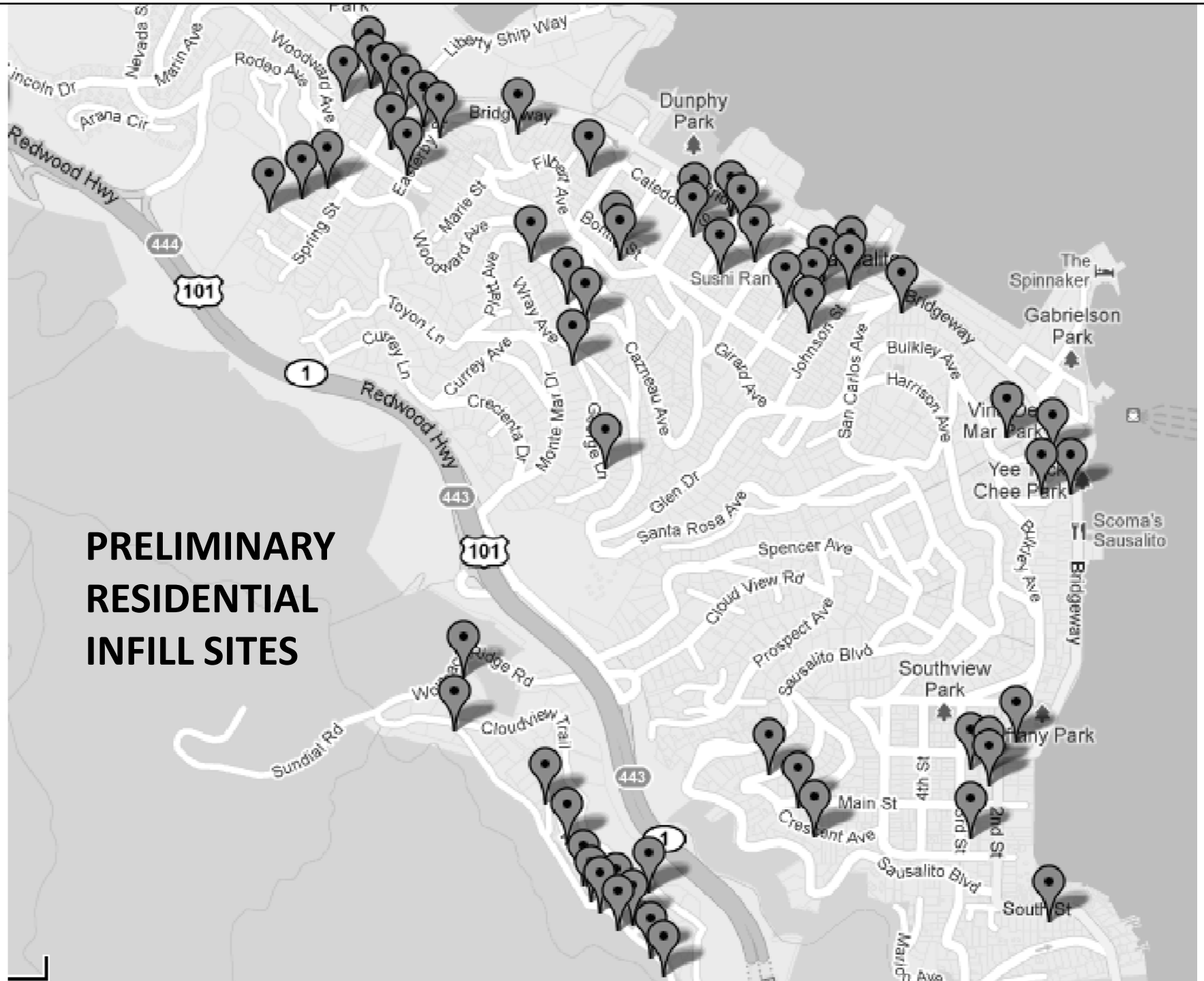
2007-2014



**PRELIMINARY
COMMERCIAL
INFILL SITES**



**PRELIMINARY
RESIDENTIAL
INFILL SITES**



List of Potential Rezone Sites

Site Name	Current Zoning	Updates
Currently Included in Analysis		
U-3 - 1700 Block of Bridgeway	R-3	Included in M-Group's analysis in Underutilized R-3 category, for 11 potential units.
V-4 - Woodward Avenue	R-2-2.5	Included in M-Group's analysis in Vacant R-2-2.5 category, for 9 potential units.
V-5 - Butte Street	R-2-5	Included in M-Group's analysis in Vacant R-2-5 category, with 16 potential units.
Currently Filtered out from Analysis		
V-3 - Rodeo Avenue	OS	OS (Open Space) will require rezoning, currently not considered in M-Group's analysis.
U-2 - Spencer Fire Station	PI	PI (Public Facilities) would require rezoning, and slope is 52%. Currently not considered in M-Group's analysis.
V2 - 800 Block of Bridgeway	CC	Average Slope of the site is 77%, currently not considered in M-Group's analysis.
Removed by Task Force at 10-10-11 meeting		
V-1 - Sausalito Boulevard	OS	Does not meet State's threshold for affordable housing, removed at 10.10.11 HETF meeting.
U-1 - Valhalla	CN-1, R3	Historic Building, removed at 10.10.11 HETF meeting.
V-6 - Ebbtide Avenue	R-3	Site has difficult access, removed at 10.10.11 HETF meeting.

END