

Sausalito Housing Element

12.3.11 Community Workshop



Agenda

Time	Event
Before 9:30 am	Sign in, get a nametag
9:35 am	Introductory Presentation
10:00 am	Break out into Groups Group Discussions
10:25 am	Quick Break
10:30 am	Report Back
11:00 am	Group Discussion
11:30 am	Wrap-up and Next Steps

People

- City Council members
- Planning Commission members
- Housing Element Task Force members
- Facilitators
 - Karen Warner, Housing Consultant
 - Geoff Bradley, M-Group Consultant
 - Heather Hines, M-Group Consultant
 - Karen Hong, M-Group Consultant
 - Marlene Subhashini, M-Group Consultant
 - Jeremy Graves, Community Development Director
 - Lilly Schinsing, Associate Planner



Background



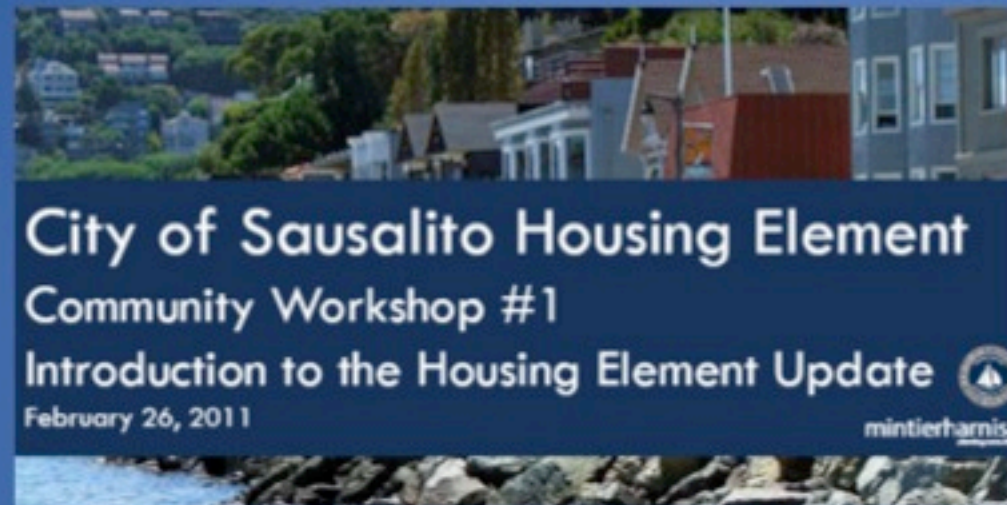


Where we're at



Past Two Community Workshops

- First Community Workshop – February 26, 2011



- Past Summer's Community Workshop – July 16, 2011



Meeting with HCD

- HCD = California's Department of Housing and Community Development
- HCD staff Melinda Coy came to Sausalito on October 10, 2011



Context



Demographic Trends

- 4% population decrease between 2000-2010
- Aging population (median age 51.1 years)
- Significant single person households (47%)
- Few families with children (8%)

- **Trends support:**
 - ✓ Smaller units close to transit
 - ✓ Accessory dwelling units
 - ✓ Shared living arrangements
 - ✓ Senior housing



Why affordable housing matters

- Bay Area housing among the most expensive in the nation
- Salaries are not keeping pace with housing prices:
 - ✓ A minimum wage earner must work about 156 hours a week to afford a one-bedroom apartment in Sausalito
- Providing housing for the local workforce
 - ✓ Marine workers, fire fighters, school teachers, retail workers, home health care assistants
- Sustainability = Reducing traffic and improving air quality

Special Needs Households

- **Seniors (age 65+) – 26% of Sausalito households**
 - $\frac{3}{4}$ of senior households are homeowners, $\frac{1}{4}$ are renters
 - 40% of senior homeowners live alone (330 households)
 - 70% of senior renters live alone (190 households)
 - $\frac{1}{3}$ of seniors are low income
- **Persons with disabilities – 16% of Sausalito's population**
 - 1,200 persons
 - Nearly 40% lower income

Special Needs Households

■ Marine Workers

- Integral part of Sausalito's history as working waterfront
- Occupations include boat repair people and boat builders, sailmakers, canvas workers, marine surveyors, harbor masters, ship mates, captains and merchant marines, among others
- Predominately lower income
- Many of Sausalito's marine workers reside on liveaboards
 - Provides affordable housing option near work opportunities
 - Allows workers to showcase their skills

Consequences of Non-Compliance

- Legal Responsibility
 - HCD certification required for adequate General Plan
 - Could lose local land use authority
- Fiscal Impacts
 - 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, Infill Incentive Grant, Housing Related Parks

Strategies used to meet the RHNA

RHNA = Regional Housing Needs Allocation



Mix of Strategies used to fulfill RHNA

- RHNA for two planning cycles (1996-2006 and 2007-2014)
- Utilized work completed by staff and HETF
- Took into account Sausalito's unique geographic and demographic features
- Considered development constraints
- Site visits
- Community input from public meetings

Balanced Approach



**Approved/Built
Units**



Liveaboards



**Commercial Zone
infill capacity**



**Accessory Dwelling Units
(New and Existing)**



**Residential (R-1, R-2, R-3)
infill capacity**

Balanced Approach

(Presented at the 11.21.11 meeting)

- 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.

1999-2014

12%

Approved/Built
Units

38%

Commercial and Residential
Infill Capacity

22%

ADUs
(New and Existing)

28%

Liveaboards

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 Liveboards (Light)	23	23	23	23	92	22%
Future Liveboards (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	

1999-2006

2007-2014

0%

ADUs
(New and Existing)

0%

Commercial and Residential
Infill Capacity

0%

Liveboards

4%

Approved/Built
Units

21%

Approved/Built
Units

43%

ADUs
(New and Existing)

79%

Commercial and Residential
Infill Capacity

53%

Liveboards

Balanced Approach

- ADUs, liveaboards, infill, approved projects
- **Rezoning** is **NOT** one of the approaches
- All 9 sites formerly listed on the potential sites for rezoning have been removed from rezoning consideration
- 3 of the 9 sites are considered in this analysis under their existing zoning
- Working with HETF, early consult with HCD
- Ultimately subject to State's review and approval

Goals, Policies and Implementation Measures



5 Required Components of Housing Element Implementation Program

1. Conserve & improve existing affordable housing
2. Provide adequate sites to address RHNA
3. Assist in development of affordable housing
4. Remove governmental constraints
5. Promote equal housing opportunities

7 Sausalito Housing Element Goals

1. Preserving housing and neighborhood assets
2. Ensuring diversity in housing
3. Enhancing housing affordability
4. Reducing governmental constraints
5. Promoting equal housing opportunities & special needs
6. Promoting environmental sustainability
7. Encouraging community involvement



(Exp) - Expanded

(Ex) - Existing

(N) - New

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 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 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.

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.

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.

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.

Policy 6.5 Jobs/Housing Balance.

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.

Meeting Procedure



Group Discussions

- Break out into groups.
- For balance, please look for the number on your nametag and join that group. You may also join a group with a goal that you feel strongly about.
- Facilitators will explain Implementation Measures under that goal.
- **Focus on evaluating the merit of each measure towards:**
 - Meeting Sausalito's Housing Goals
 - How achievable it is in Sausalito
 - Maintaining Sausalito's Character
 - Understanding what is required by the State

1. Housing & Neighborhood Assets

2. Housing Diversity

3. Housing Affordability

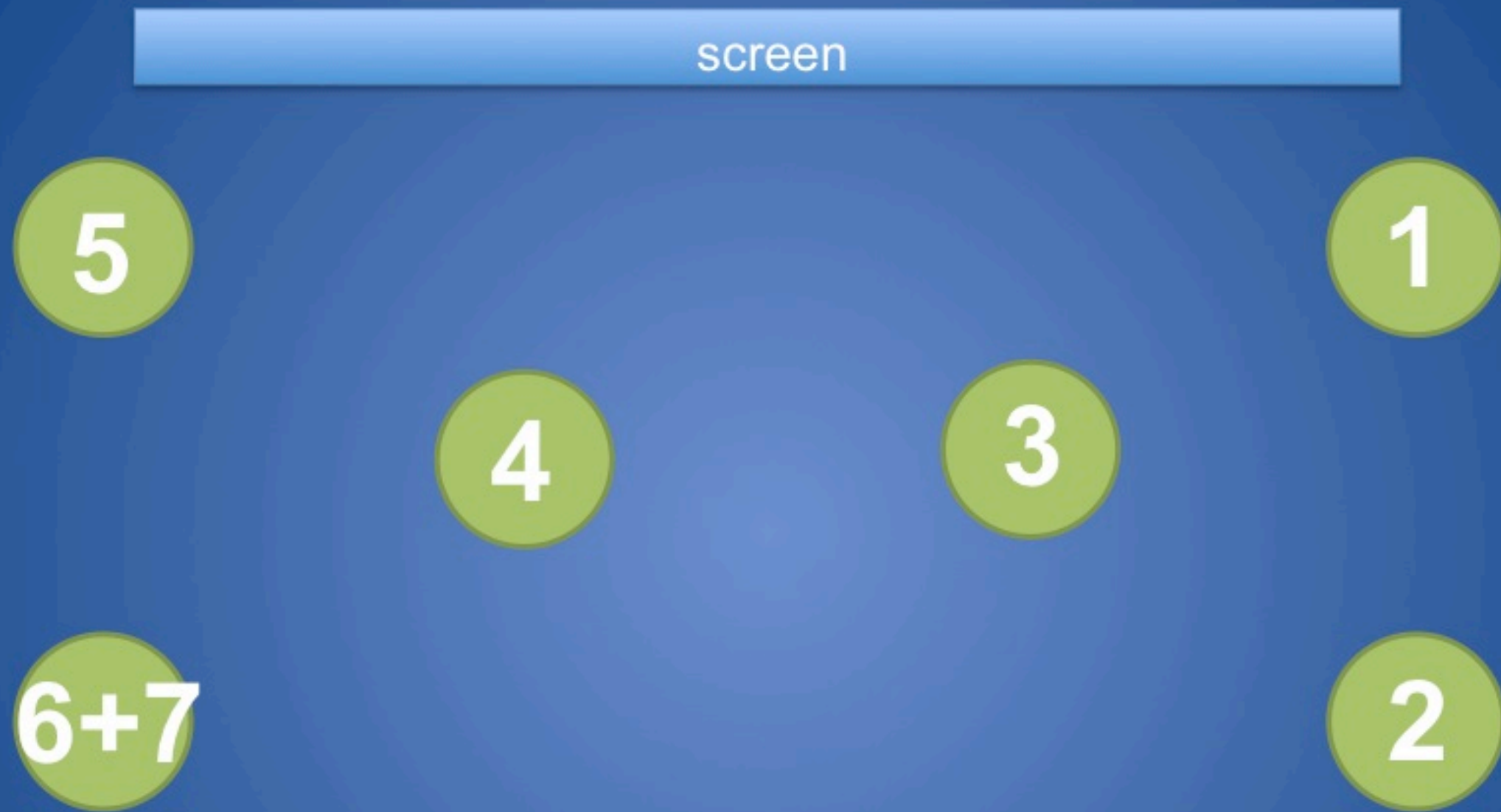
4. Remove Governmental Constraints

5. Equal Housing Opportunities & Special Needs

6. Environmental Sustainability

7. Community Involvement

Room Layout



1. Housing & Neighborhood Assets

2. Housing Diversity

3. Housing Affordability

4. Remove Governmental Constraints

5. Equal Housing Opportunities & Special Needs

6. Environmental Sustainability

7. Community Involvement

Group Discussions

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20 minutes left

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Report back

- 5 minutes a group
- **Focus on evaluating the merit of each measure towards:**
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1. Housing & Neighborhood Assets

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Group Feedback

- 2 minutes a person
- **Focus on new ideas not already brought up**
- **Comments on discussed implementation measures should be noted on feedback forms and submitted.**
- Comments will be compiled and presented to the Task Force on Monday December 5, and considered in conjunction with group comments.

1. Housing & Neighborhood Assets

2. Housing Diversity

3. Housing Affordability

4. Remove Governmental Constraints

5. Equal Housing Opportunities & Special Needs

6. Environmental Sustainability

7. Community Involvement

Contact Information

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