



MEMORANDUM

CITY OF SAUSALITO

TO: ADU Working Group

FROM: Lilly Schinsing, Associate Planner 

DATE: June 25, 2012

SUBJECT: Response to Pagett Letter

At the May 21, 2012 ADU Working Group meeting the Group directed staff to respond to items 1, 2 and 4 of the April 26, 2012 email from Betty Pagett (see Attachment).

1. establish a no-interest loan fund to assist low/moderate income homeowners create legal second units: this is particularly helpful to our house-rich, cash-poor seniors. [This has been done in other places] The cost is prohibitive to most, even though approvals are now ministerial by state law.

Staff response: The biggest hurdle to this item is a funding source. The City does not currently have an inclusionary housing program which could become a source of funds. The establishment of a fund is a program currently in the draft Housing Element.

2. work with special districts to lower hook up fees. substantial reductions for low income people are needed.

Staff response: The Marin Municipal Water District has indicated that they consider a 50% connection fee. In order to be eligible for consideration, the owner would need to deed restrict for 10 years to low income households. The owner would work with the District's general manager to get the fee reduction.

4. Linda Jackson, retired planner who worked on 2nd units a great deal, has recommended a design contest to come up with some designs that could be pre-approved and pre-permitted to reduce costs and encourage legal units.

Staff response: The design contest idea is addressed in the draft Housing Element and is a program that the Working Group may consider. Due to Sausalito's hillsides and varied architectural fabric a design contest may not be the best fit for Sausalito.

Subject: FW: ADU

From: Betty Pagett [<mailto:bettypagett@gmail.com>]

Sent: Thursday, April 26, 2012 4:10 PM

To: Lilly Schinsing

Subject: ADU

I received the list of meetings and activities coming up regarding the draft housing element. I have worked for some years on housing elements and have information on what works - and doesn't work - on second units, and I wanted to pass on that information. A few cities have tried hard to increase ADU as a way to create housing, there have been workshops, amnesty programs, etc. and very little has come from them. I have the following recommendations:

1. establish a no-interest loan fund to assist low/moderate income homeowners create legal second units: this is particularly helpful to our house-rich, cash-poor seniors. [This has been done in other places] The cost is prohibitive to most, even though approvals are now ministerial by state law.
2. work with special districts to lower hook up fees. substantial reductions for low income people are needed.
3. discuss parking - especially in Sausalito's hilly, narrow streets, off-street parking will be necessary. Look for ways to reduce costs for this parking.
4. Linda Jackson, retired planner who worked on 2nd units a great deal, has recommended a design contest to come up with some designs that could be pre-approved and pre-permitted to reduce costs and encourage legal units.

ADU are not the complete answer to our housing needs, but they are one aspect that offers a more flexible housing stock, serving small households.

If you have questions, I am at 459-7151, bettypagett@gmail.com

Betty Pagett

[retired director of education and advocacy, EAH; consultant for Marin Community Housing Action Initiative]