City of Sausalito

2015-2023 Housing Element Update
Community Workshop #2 | September 20, 2014

Agenda

- Purpose of Meeting
- Project Overview
- Housing Element Context
- Housing Element Overview
- Needs Assessment Summary
- Policy and Program Summary
- Next Steps
- Q+A

Purpose of Meeting

- Explain Housing Element Update
  - State requirement
  - Maintain Local Control
- Update on progress
  - Addressed comments from last workshop
  - 2009-2014 Housing Element implemented
  - Screen Draft 2015-2023 Element complete
- Receive feedback and comments
- Answer questions

Project Overview

Timeline

Track 1: Zoning Ordinance Amendments (*Completed*)

Draft ZO Amendments and Subcommittee Meetings	City Council Meeting	Community Workshop #1	City Council Mtg.	City Council Mtg.	Planning Comm. Hearings	City Council Hearings to Adopt
Jan 30, Feb 7, Feb 13, Apr 9 2014	Feb 25	March 15	April 22	May 20	May 21, July 9	June 24, July 8, July 15, July 22

Jan 31 2015

Track 2: 2015-2023 Housing Element Update

Housing Element Subcommittee Meeting(s)	City Council Meeting	Housing Element Subcommittee Meeting(s)	Community Workshop #2	Housing Element Subcommittee Meeting(s)	City Council Meeting	HCD Review of Draft	Planning Comm. Hearings	City Council Hearings to Adopt.
March 19, March 31	Apr 22	Sep 11	Sep 20	Sep 22	Oct 7	Oct - Nov	Nov/Dec	Dec/Jan 2015

Housing Element Context

Housing Elements

- State-mandated Element of General Plan

- 5 Major Components:
  - Review of Past Element Performance
  - Housing Needs Assessment
  - Evaluation of Constraints to Housing
  - Identification of Residential Sites – "RHNA"
  - Program Strategy to Address Needs

- Cities can be on an 8-year cycle if they meet criteria; otherwise subject to 4-year cycle

- Review by State HCD for compliance with State law

Regional Housing Needs (RHNA)

- RHNA = Regional Housing Needs Allocation

- Requires cities to zone for "fair share" of region's housing needs

  - Based on State population growth
  - Mix of housing for all economic segments
  - Affordability linked to zoning and density

- RHNA is a planning target, not a building quota

Risks of HCD Non-Compliance

#1 Risk: Housing Element Litigation

#2 Risk: Loss of Local Land Use Control

#3 Risk: RHNA Becomes Cumulative (AB 1233)

#4 Risk: Ineligibility for State Housing Funds, Related Infrastructure Funds

Context

Where we are in the process:

- 2009-2014 Housing Element programs implemented: Eligible for Streamlined update

- Administrative Draft Complete
  - ✓ Data updated
  - ✓ Housing Element programs and sites re-assessed

2009-2014 Housing Element Recap

- Extensive community engagement
- Low-impact strategies
  - Liveaboards
  - ADU's
  - Infill Strategy
- Adopted in October 2012
- Focused Update and Re-Adopted in July 2014

Housing Element Overview

Targeted update to comply with requirements

Housing Element Components

1. Housing Needs Assessment
2. Plan for the City's share of the regional housing needs (RHNA)
3. Evaluation of Constraints to providing housing
4. Identification of available Residential Sites
5. Implementation Strategy to address Housing Needs

Needs to be approved by the City and Certified by the Department of Housing and Community Development (HCD)

2015-2023 Draft Housing Element
Chapter Overview

- Chapter I: Introduction
  - ➤ Minor changes only
- Chapter II: Housing Plan
  - ➤ Targeted updates
  - ➤ Removed Implemented Programs
- Chapter III: Housing Needs Summary
  - ➤ Adjusted to reflect new data and RHNA targets
- Chapter IV: Housing Resources
  - ➤ Updated to reflect current resources

2015-2023 Draft Housing Element
Appendices Overview
Housing Element Background Report

- Appendix A: Housing Needs Assessment
  - ➤ Updated with recent data
- Appendix B: Housing Constraints
  - ➤ Redlined with targeted updates
- Appendix C: Vacant and Underutilized Sites Analysis
  - ➤ No change from 2009-2014 Housing Element
- Appendix D: Evaluation of Accomplishment
  - ➤ Assessed 34 programs from 2009-2014 Housing Element

2015-2023 Draft Housing Element
Appendices Overview
<u>Housing Element Background Report</u>

- Appendix E: Community Outreach Summary
  - ➢ *To be written following completion of outreach efforts*
- Appendix F: Housing Element Glossary
  - ➢ *No change 2009-2014 Housing Element*
- Appendix G: Vacant and Underutilized Site Inventory Chart
  - ➢ *Removed Butte Street site*

Summary

Demographic Trends

- 4% population decrease between 2000-2010
- Projected 3% increase from 2010-2020
- Aging population (median age 51.1 years)
- Significant single person households (47%)
- Few families with children (10%)

Demographic Trends

- Trends support:
  - ➢ Smaller units close to transit
  - ➢ Accessory dwelling units
  - ➢ Senior housing
  - ➢ Need for family housing opportunities

Special Needs Households

- Seniors (age 65+) – 26% of Sausalito households
  - ➢¾ of senior households are homeowners, ¼ are renters
  - ➢40% of senior homeowners live alone (330 households)
  - ➢70% of senior renters live alone (190 households)
  - ➢ 1/3 of seniors are low income

Special Needs Households

- 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

Housing Costs

- 2013 Median Sales Price (Single-Family Homes & Condos): $895,000
- Price/Sq.Ft.: $707 (3rd highest in Marin County)

- Rental Costs:
  - ➢ Studio: $1,850/month
  - ➢ 1 Bedroom: $2,400/month
  - ➢ 2 Bedroom: $3,075/month

Income Characteristics

2013 Area Median Income for Marin County *(2 person household)*

- Very Low-Income - <$45,250   ←Nursing Assistant

- Low-Income - $45,250-$72,400   ←Elementary School Teacher

- Moderate-Income - $72,400-$98,900 ←Firefighter

- Above Moderate-Income - over $98,900

Rental Affordability Gap

Marin Co. Elementary School Teacher Salary	$66,590
Affordable Housing Cost Ratio	x 30%
Max Monthly Affordable Housing Cost	*$1,665*
Current Sausalito Rents (1bdrm)	$2,400
Utility Allowance	+ $100
Actual Monthly Housing Cost	*$2,500*
Affordable Housing Cost	- $1,665
MONTHLY AFFORDABILITY GAP	***$835/month***

Homeownership Affordability Gap

$895,000 ← Sausalito Median Home Price

$123,600 ← Moderate Income Household (*4 person household*)

$566,000 ← Maximum Affordable Purchase Price (35% income)

Ownership Affordability Gap

$895,000 - $566,000 =   -$329,000

Regional Housing Needs Assessment

2007-2014 RHNA Allocation	2015-2023 RHNA Allocation
Bay Area – 214,500	Bay Area – 187,990
Marin County – 4,882	Marin County – 2,298
Sausalito – 165	Sausalito - 79

Housing Element must demonstrate Sausalito's ability to accommodate these units for the 2015-2023 planning period

Sausalito's RHNA Breakdown

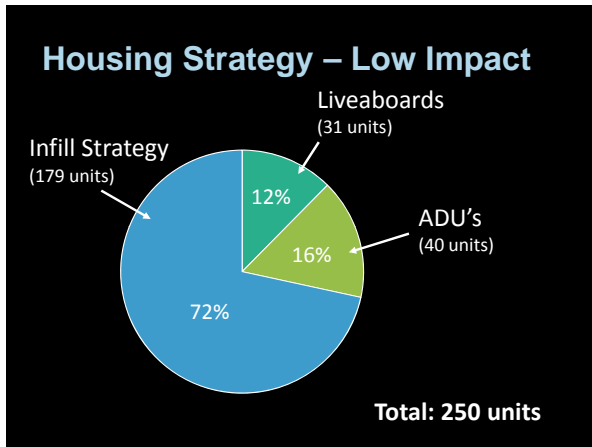| Income Category	Marin 2013 Income (2 person household)	Housing Units
Very Low (<50% Median Income)	$45,250	26 units
Low (<80% Median Income)	$72,400	14 units
Moderate (<120% Median Income)	$98,900	16 units
Above Moderate	>$98,900	23 units
Total		79 units

Housing Strategy – Low Impact

Liveaboards (31 units)

Infill Strategy (179 units)

ADU's (40 units)

12%

16%

72%

Total: 250 units

Map of Potential Housing Sites

Butte Street site removed

Legend
Parcel Boundaries
City Limit Line
Vacant and Underutilized Sites in the Site Inventory

Figure 4.1
MAP OF VACANT AND UNDERUTILIZED SITES IN SAUSALITO
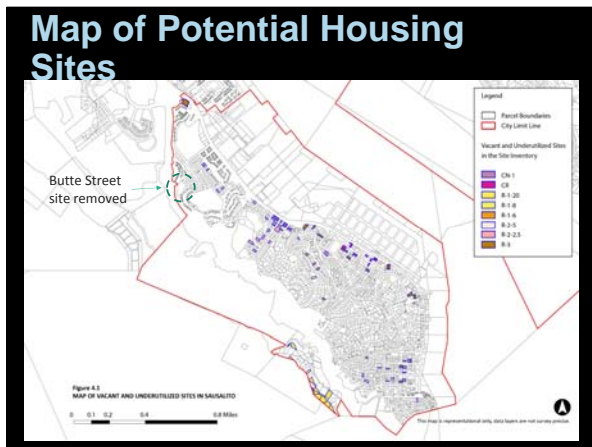
Policy & Program Summary

Chapter II: Housing Plan

Program 8: Mixed Use Zoning
- Reflects adoption of VMU, including allowance for small 2nd-story commercial in VMU
- Reflects elimination of HMU

Program 10: Accessory Dwelling Units
- Reflects ADU ordinance adoption & goal for 16 new ADU's during planning period
- Initiation of new amnesty program (2015), and goal for 24 amnesty ADUs

Chapter II: Housing Plan

Only 1 new program:

Program 11: Junior Accessory Dwelling Units
- New program to explore
- Evaluate standards to facilitate

Chapter II: Housing Plan

Program 12: Liveaboards
- Update marina permitting
  - ✓ Coordinate with Sausalito Yacht Harbor and Pelican to obtain use permit for existing BCDC approved liveaboards
  - ✓ Coordinate with SYH to increase liveaboard capacity from 5% to 10% to accommodate 31 additional liveaboards (2016)

Delete completed Program 20 (Multi-family Development in Multi-family Districts) & Program 21 (Special Needs Zoning)

Chapter II: Housing Plan

Program 20: Density Bonus - Adopted
- Reflect ordinance adoption and prioritization of Tier 1 incentives

Program 22: Sausalito Senior Services
- Adopt Plan of Action for Seniors

Program 24: Reasonable Accommodation
- Reflect ordinance adoption

Program 25: Housing for Marine Workers
- Est. procedures for low/mod income occupancy requirements

Next Steps

To ensure Council adoption by January 31

- ✓ Review document today

- ✓ City Council Meeting Sept. 30th or Oct. 7th

- ✓ 60 day HCD review

Thank You

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Link to 2015-2023 Housing Element Update progress:
www.ci.sausalito.ca.us/Index.aspx?page=703

Backup Slides

Map of Opportunity Sites

Butte Street site removed

Legend
- Parcel Boundaries
- City Limit Line

Vacant and Underutilized Sites in the Site Inventory

Figure 4.1
MAP OF VACANT AND UNDERUTILIZED SITES IN SAUSALITO
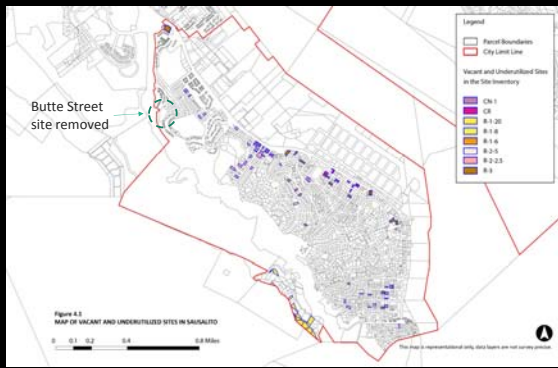
Housing Element Organization

2015-2023 Housing Element Chapters
Chapter I – Introduction
Chapter II – Housing Plan
Chapter III – Housing Needs Summary
Chapter IV – Housing Resources
Appendices – Housing Element Background Report
A   Housing Needs Assessment
B   Housing Constraints
C   Vacant and Underutilized Sites Analysis
D   Review of 2009-2014 Housing Element Accomplishments
E   Community Outreach Summary
F   Housing Element Glossary
G   Vacant and Underutilized Site Inventory Chart

Sausalito's RHNA Breakdown

Income Category	Marin 2013 Income (2 person household)	Housing Units	Default Density	
Very Low (<50% Median Income)	$45,250	26 units	Min. 20 dwelling units/acre	No rezoning required to address City's RHNA
Low (<80% Median Income)	$72,400	14 units	Min. 20 dwelling units/acre	
Moderate (<120% Median Income)	$98,900	16 units	Min. 12 dwelling units/acre	
Above Moderate	>$98,900	23 units		
Total		79 units		