

City of Sausalito

2015-2023 Housing Element

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CHAPTER I – INTRODUCTION

A. Sausalito Community Context

Considered one of the most charming cities in Northern California, Sausalito is nestled between the bay and protected coastal open space. The City is well known for its beautiful waterfront with sweeping views of the bay, a historic downtown with numerous restaurants and shops, and its proximity to the Golden Gate Bridge. The City has roughly 7,000 residents within its densely populated 2.2 square miles and attracts a large number of visitors all year round.

Sausalito accommodates a variety of housing types that respects its natural setting: a mix of single family residences, cottages, accessory dwelling units, and small scale multi-family units in the wooded glens and flats; residential units above ground-floor commercial businesses in the downtown; houseboats and liveaboards along the waterfront; and view estates and several larger multi-family complexes stepped down the hillsides. This Housing Element seeks to protect and enhance the best aspects of the community's historic patterns of development, while permitting a balanced, low impact approach to accommodating incremental growth.

This Housing Element acknowledges Sausalito's unique demographics and identifies solutions that address those trends and demographics, including the very high percentage of single-person households, an aging population, and a special needs population of marine workers. These distinctive and inherent community characteristics have resulted in unique housing types in the community, and have driven the consideration of housing development potential and housing policies in this Housing Element.

B. Housing Element Overview and Purpose

Every jurisdiction in California is required to have a Housing Element in its General Plan, to ensure that appropriate long-range planning measures are in place in response to the community's housing conditions and needs.

The purpose of the Housing Element is to achieve an adequate supply of safe, affordable housing for all economic segments of the community, including individuals with special housing needs. The desirability of the Bay Area and Marin County in particular has made it one of the most expensive housing markets in the country, rendering the availability of affordable housing increasingly scarce. Housing affordable to more modest income households often requires public assistance, of which there are several successful examples in Sausalito, including Bee Street Housing (6 very low income units), Rotary Place (10 very low income units), Sausalito Rotary Senior Housing (22 very low income units), and Galilee Harbor (35 rent and income restricted berths). The shortage of affordable housing has its impacts: it becomes more difficult for employers to recruit and retain employees; roadways become congested with workers traveling longer distances; and many young families, longtime residents and other community members may relocate because they can no longer afford to live in the community.

The housing supply for all economic segments and special groups in Sausalito needs to be addressed by looking at the unique features of the community, and development constraints and opportunities. As Sausalito is compact and built out, large tracts of land for new development are not available, but many opportunities exist for infill in smaller parcels throughout the community. Additional factors must be considered when looking at sites with housing potential, including steep slopes, soil stability issues, poor drainage, and narrow roads limiting access and parking in certain neighborhoods. Sausalito's proximity to the waterfront has also influences the types of housing needed in the community. Community members have expressed a strong desire to preserve the existing small-town character of the community through the goals and policies of the Housing Element.

Therefore, the goals and policies of this Housing Element recognize the unique housing opportunities in Sausalito, and enhance the diversity of income and community groups that comprise the existing community character.

The Housing Element is divided into four chapters:

- Chapter 1 contains introductory material to the Housing Element, including State Laws and requirements;
- Chapter 2 contains the Housing Plan, including housing goals and objectives, policies and implementing programs;
- Chapter 3 contains a summary of the community's existing and future housing needs; and
- Chapter 4 contains an analysis of available sites for housing, and resources available to assist in the implementation of Sausalito's housing programs.

Sausalito's last approved Housing Element was for the planning period ending in 2014. The City's Housing Element is required to fulfill the Regional Housing Needs Allocation (RHNA) for the (2015-2023) RHNA planning period. This 2015-2023 Housing Element covers the RHNA for this planning period, aiming to accommodate 79 units within this 8 year period.

C. Housing Element Law and Changes to State Requirements

The Housing Element is one of the required seven elements of the General Plan, mandated by California law. Enacted in 1969, Housing Element law requires all jurisdictions in California to develop a plan to ensure that all existing and future housing needs of the community will be adequately met. The law seeks to assure that local governments adopt land use plans and regulations that do not constrain housing and are permissive to the construction of units to accommodate housing need. In essence, the Housing Element should identify appropriate housing types and potential sites to facilitate private market response in providing adequate housing.

Housing Elements are required by law to be submitted to the California Department of Housing and Community Development (HCD) for review. HCD is in turn responsible for assessing the Housing Element to ensure its compliance with state law while also reporting findings to the

jurisdiction. If the submitted Housing Element is found to be compliant with State law, HCD will “certify” the housing element. Under provisions within State Housing Element law, a Housing Element that has been certified by HCD will be more secure against litigation challenging the document’s validity.

State Housing Element law requires Housing Elements to include several components within the document, some of which have recently been added as part of State law. The previous Housing Element included policies to comply with several of these laws. These incorporated laws are described as follows:

- Senate Bill 2 (2007): Amended Housing Element law by requiring jurisdictions to support local homeless populations by permitting emergency shelters by right within a designated zoning district(s).
- Assembly Bill 1866 (2002): Facilitates development of Accessory Dwelling Units (ADUs) and allows identification of realistic capacity for second units.
- Senate Bill 375 (2008): Established a monitoring program requiring an annual Housing Element report to be submitted to HCD. The law also outlines repercussions for jurisdictions that fail to adopt a Housing Element.

A Streamlined Update approach is a new procedure established by HCD and designed to expedite the update process for qualified California jurisdictions. The Streamlined Update approach template is also applicable to select areas of the Housing Element. However, the approach may only be utilized by jurisdictions whose existing Housing Element is adopted and certified and also have amended their Zoning Ordinances to include Density Bonus, SB 2, Reasonable Accommodation, and Transitional and Supportive Housing ordinances. Cities and Counties seeking eligibility must also have completed any re-zoning efforts necessary to meet the Regional Housing Needs Allocation (RHNA) number from the 2009-2014 cycle. Eligible jurisdictions will benefit from the Streamlined Update as they will receive priority when submitting their Draft Housing Elements. HCD will also provide an expedited, 60-day review for streamlined Housing Element Updates.

Since Sausalito has successfully implemented the aforementioned ordinances and adopted a certified 2009-2014 Housing Element, the 2015-2023 Housing Element Update for Sausalito will follow a Streamlined Update approach. The Streamlined Update builds off the existing Housing Element, updating information, policies, and programs of the existing document.

D. Relationship to the General Plan

The General Plan serves as the “constitution” for development in a jurisdiction. It is a long-range planning document that describes goals, policies and programs to guide decision-making. All development-related decisions must be consistent with the General Plan. If a development proposal is not consistent with the General Plan, the proposal must be revised, or the General Plan itself must be amended. State law requires a community’s General Plan to be internally consistent. This means that the Housing Element, although subject to special requirements and a defined timetable of updates, must function as an integral part of the overall General Plan,

with consistency between it and the other General Plan elements. This Housing Element is consistent with Sausalito's General Plan.

E. Community Participation Summary

In 2009, the City Council established a Housing Element Committee, which subsequently was transformed into the Housing Element Task Force in 2011. Following the strategy of the 2009-2014 Housing Element Update process, the City Council continued working with a separately constituted Housing Element Subcommittee throughout the 2015-2023 Housing Element update process. The Subcommittee was composed of two representatives of the City Council and two representatives of the Planning Commission, with all meetings open to the public and live webcast on the City's website. The public engagement process of the 2015-2023 Housing Element update was conducted in a manner similar to participation efforts in the 2009-2014 Housing Element update, which involved over 45 public meetings.

During 2014, over 20 public meetings were held pertaining to implementation of the 2009-2014 Housing Element, and update of the 2015-2023 Housing Element. The City maintains an extensive e-mail notification list for meetings associated with the Housing Element, which in addition to interested residents, includes non-profit organizations and housing advocacy groups. The following are among the groups receiving ongoing e-mail notification that represent lower income and special needs populations in Sausalito: representatives of the liveboard community, Rotary Housing, Lilypad Homes, Elderfocus Housing, Marin Workforce Housing Trust, Public Advocates of Marin, and the Department of Health and Human Services.

In addition to meetings before the Housing Element Subcommittee and public hearings before the Planning Commission and City Council, two community workshops were conducted as part of the 2015-2023 Housing Element update to engage community residents and property owners in the discussion of topics related to the update of the Housing Element. The City sent informational postcards announcing the workshops to every address in the City.

The first workshop, conducted in March 2014, was aimed at explaining the purpose and background of the Housing Element and providing an update on the zoning ordinance amendments that will implement programs outlined in the 2009-2014 Housing Element. The second workshop in September 2014 again provided overall background on the Housing Element and introduced the draft Housing Element for the 2015-2023 planning period.

Community concerns raised at the workshops included the impact of the Housing Element policies on the development patterns and density in Sausalito, including the Vertical Mixed Use and Density Bonus regulations in particular. Questions regarding the repercussions of Housing Element non-compliance, maximizing local control, shared housing units and rent control were fielded and addressed during the community workshops. Residents supported the Element's low impact sites strategy, including recognition of liveboards and support for new and recognition of existing accessory dwelling units, as a means of maintaining Sausalito's small town character.

More details on community participation are provided in Appendix E.



CHAPTER II – HOUSING PLAN

The Housing Plan sets forth Sausalito’s goals, policies and programs to be implemented over the 2015-2023 planning period of the Housing Element. The Housing Plan, which has been drafted with community and decision-maker input, is prepared in the context of 1) Sausalito’s housing needs; 2) land availability and environmental constraints; 3) funding limitations; and 4) experience gained from implementation of the City’s adopted 2009-2014 Housing Element. The first section of the Housing Plan sets forth the Element’s goals and policies, followed by the second section, which establishes the implementing programs. Each of these two sections are organized around the following seven goals of the Element:

- **Preserving 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.
- **Encouraging diversity in housing.**
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.
- **Enhancing housing affordability.**
Goal 3.0: Expand and protect opportunities for households of all income levels to find housing in Sausalito and afford a greater choice of rental and homeownership opportunities.
- **Reducing governmental constraints.**
Goal 4.0: Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.
- **Promoting equal housing opportunities.**
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.
- **Implementing environmental sustainability.**
Goal 6.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.
- **Promoting community involvement.**
Goal 7.0: Promote the active participation of citizens, community groups, and governmental agencies in housing and community development activities.

A. Goals and Policies

The following Housing Element goals and policies will guide the City's actions pertaining to housing during the planning period.

Preserving 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 and accessory dwelling units 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.

Implementing Programs:

Program 4 – Residential Design Review

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.

Implementing Programs:

Program 3 – Historic Preservation Regulations and Incentives

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.

Implementing Programs:

Program 1 – Code Enforcement;

Program 2 – Residential Rehabilitation Loan and Energy Retrofit 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.

Implementing Programs:

Program 5 – Condominium Conversion Regulations

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

Implementing Programs:

Program 6 – Preservation of Existing Affordable Rental Housing

Policy 1.6 Neighborhood Services. Promote neighborhood vitality and reduced reliance on the automobile by supporting the provision of neighborhood serving uses, such as grocery stores.

Implementing Programs:

Land Use Element Program LU-2.13.1 – Zoning Ordinance – Neighborhood Commercial uses

Economic Development Element Program E-5.1.1 – Permitted Uses (Neighborhood Commercial)

Encouraging Diversity in Housing

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.

Implementing Programs:

Program 8 – Mixed Use Zoning in Commercial Districts

Program 9 – Non-Traditional Housing Types

Program 10 – Accessory Dwelling Units

Program 11 - Junior Accessory Dwelling Units

Program 12 – Liveaboard Housing

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

Implementing Programs:

Program 7 – Residential and Mixed- Use Site Inventory

Policy 2.3 Adaptive Reuse.

Support innovative strategies for the adaptive reuse of commercial structures to provide for a range of housing types and residential uses, for example, the residential use of upper floors of commercial buildings.

Implementing Programs:

Program 8 – Mixed Use Zoning in Commercial Districts

Policy 2.4 Legalization of Existing Accessory Dwelling Units.

Provide amnesty 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.

Implementing Programs:

Program 10 – Accessory Dwelling Units

Policy 2.5 Creation of New Accessory Dwelling Units.

Enable the construction and/or creation of new accessory dwelling units in residential zoning districts to increase the supply of affordable housing and address a portion of Sausalito’s regional housing needs. Ensure accessory dwelling units are designed to be compatible with the surrounding neighborhood.

Implementing Programs:

Program 4 – Residential Design Review

Program 10 – Accessory Dwelling Units

Policy 2.6 Liveboard Housing.

Protect liveboards as a source of affordable housing and officially recognize them as part of the community’s housing stock. Work with residents, marine operators and owners, agencies and non-profit groups to identify ways to assist in the long-term affordability and maintenance of this unique form of housing in Sausalito.

Implementing Programs:

Program 12 – Liveboard Housing



Enhancing Housing Affordability

Goal 3.0: Expand and protect opportunities for households of all income levels 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. Implement new models and approaches in the provision of affordable housing.

Implementing Programs:

Program 13 – Affordable Housing Development Assistance;

Program 14 – Local Affordable Housing Fund

Policy 3.2 Partnerships.

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

Implementing Programs:

Program 15 – Partnerships for 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.

Implementing Programs:

Program 16 – Homebuyer Assistance

Policy 3.4 Rental Assistance.

Support and publicize available rental assistance programs for lower income and special needs households.

Implementing Programs:

Program 17 – Section 8 Rental Assistance

Policy 3.5 Inclusionary Housing.

Evaluate requiring new residential developments and residential land divisions above a certain size to provide a percentage of affordable units, or contribute proportionately to the development of affordable units.

Implementing Programs:

Program 18 – Inclusionary Housing Regulations

Reducing 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 various incentives to offset the costs of affordable housing while ensuring that potential impacts are addressed.

Implementing Programs:

Program 19 – Fee Deferrals and/or Waivers for Affordable Housing

Program 20 – Density Bonus and Other Incentives for Affordable Housing

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 and co-housing.

Implementing Programs:

Program 8 – Mixed Use Zoning in Commercial Districts

Program 9 – Non-Traditional Housing Types

Program 10 – Accessory Dwelling Units

Program 13 – Affordable Housing Development Assistance

Policy 4.3 Efficient Use of Multi-Family Zoning.

Encourage the sustainable use of land and promote affordability by encouraging development of two-family and multi-family housing within the City’s multi-family zoning districts (R-2-5, R-2-2.5, R-3).

Implementing Programs:

Program 4 – Residential Design Review

Adopted Zoning Code Section 10.44.330 (Development Standards for Dwelling Units in Two-Family and Multi-Family Residential Zone Districts)

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.

Implementing Programs:

Program 3 – Historic Preservation Regulations and Incentives

Policy 4.5 Zoning for Special Needs.

Provide for transitional and supportive housing, emergency shelters, and single room occupancy uses, consistent with State law.

Implementing Programs:

Adopted Special Needs Zoning

Promoting Equal Housing Opportunities

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, identified in the Fair Housing Act.

Implementing Programs:

Program 21 – Fair Housing Program

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.

Implementing Programs:

Program 6 – Preservation of Existing Affordable Rental Housing

Program 13 – Affordable Housing Development Assistance

Program 22 – Sausalito Senior Services

Program 23 – Home Sharing and Tenant Matching Opportunities

Policy 5.3 Family Housing.

Support families by encouraging the development of larger rental and ownership housing units for families with children, and the provision of family support services such as childcare and after-school care.

Implementing Programs:

Program 8 – Mixed Use Zoning in Commercial Districts

Program 13 – Affordable Housing Development Assistance

Policy 5.4 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.

Implementing Programs:

Program 2 – Residential Rehabilitation Loan and Energy Retrofit Programs

Program 24 – Reasonable Accommodation Procedures

Program 25 – Universal Design/Visitability

Policy 5.5 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.

Implementing Programs:

Program 12 – Liveaboard Housing

Program 26 – Housing for Marine Workers

Policy 5.6 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.

Implementing Programs:

Program 27 – Homeless Continuum of Care



Implementing 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.

Implementing Programs:

Program 28 – Local Green Building Regulations

Policy 6.2 Sustainable Construction.

Promote the use of sustainable construction techniques and environmentally sensitive design for housing.

Implementing Programs:

Program 28 – Local Green Building Regulations

Policy 6.3 Alternative Energy.

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

Implementing Programs:

Program 29 – Climate Action Plan and Sustainability

Policy 6.4 Transportation Alternatives.

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

Implementing Programs:

Program 28 – Local Green Building Regulations

Policy 6.5 Jobs/Housing Balance.

Encourage a closer link between housing and jobs in the community, including housing opportunities for Sausalito workers.

Implementing Programs:

Program 8 – Mixed Use Zoning in Commercial Districts

Program 29 – Climate Action Plan and Sustainability

Promoting 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.

Implementing Programs:

Program 30 – Ongoing Community Education and Outreach

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.

Implementing Programs:

Program 30 – Ongoing Community Education and Outreach

Policy 7.3 Housing Element Implementation.

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

Implementing Programs:

Program 31 – Housing Element Monitoring/Annual Report

Program 32 – Association of Bay Area Governments (ABAG) Housing Needs Process

Program 33 – Staff Affordable Housing Training and Education

B. Implementing Programs

The goals and policies contained in the Housing Element are implemented through a series of housing programs. The housing programs described on the following pages include existing programs, as well as new measures and programs developed to address identified needs. The overall strategy for addressing housing needs is structured around the Element's seven goals, addressing the following themes:

- Preserving housing and neighborhood assets
- Encouraging diversity in housing
- Enhancing housing affordability
- Reducing governmental constraints
- Promoting equal housing opportunities
- Implementing environmental sustainability
- Promoting community involvement

The Summary Table 2.1 located near the end of this section specifies the following for each implementing program: program summary, 2015-2023 program objective; funding sources; entities responsible for implementation; and implementation time frame.

The Programs below are followed by the Policy (or Policies) that they implement in parentheses.

Housing Element statutes now require an analysis of the needs of extremely low income (<30% AMI) households, and programs to assist in the creation of housing for this population. Sausalito's Housing Element sets forth several programs which help to address the needs of extremely low income households, including: Accessory Dwelling Units (Program 10); Affordable Housing Development Assistance (Program 12); Section 8 Rental Assistance (Program 16); Fee Deferrals or Waivers for Affordable Housing (Program 18); Density Bonus and Other Incentives for Affordable Housing (Program 19); Zoning Text Amendments for Special Needs Housing (Program 21); and Home Sharing and Tenant Matching Opportunities (Program 24).

Goal 1.0: Preserving Housing and Neighborhood Assets

1. Code Enforcement and Public Information

(Policy 1.3 Maintenance and Management of Quality Housing)

The existing code enforcement program seeks to protect and preserve the existing housing stock and the overall quality of neighborhoods. Enforcement of regulatory codes is fundamental to the protection of life safety within the community. Coordination of housing, building and fire code compliance can streamline compliance and improve living conditions. The opportunity exists to move beyond a pure compliance approach and begin to offer information on how qualifying property owners can utilize existing resources for improving housing conditions.

Coordination with *Marin Housing* and PG&E would be increased under this program. The purpose of this implementation program is to expand the City's current Code Enforcement program to include the offering of useful referral information. The City will provide information to property owners on rehabilitation assistance available through the *Marin Housing* for lower income homeowners, and energy retrofit programs available through PG&E. This will also include information about community service clubs and other organizations that provide volunteer labor assistance housing improvement programs for homeowners physically or financially unable to maintain their homes. The City will support such programs through public outreach and coordination.

2015-2023 Objectives: *Continue to provide informational handouts on available rehabilitation assistance and energy retrofit programs for distribution as part of the normal code enforcement process. Provide information about volunteer labor organizations on the City's website.*

2. Residential Rehabilitation Loan and Energy Retrofit Programs

(Policy 1.3 Maintenance of Quality Housing, Policy 5.4 Housing for Persons with Disabilities)

As a participating city in Marin County's Community Development Block Grant (CDBG) program, very low income Sausalito residents are eligible to participate in the Residential Rehabilitation Loan Program administered by *Marin Housing*. This program provides technical assistance to homeowners and makes low interest property improvement loans of up to \$35,000 for correction of substandard conditions, elimination of health and safety hazards, energy conservation measures, and accessibility improvements. Loans are available for owner-occupied single-family homes, accessory dwelling units, and houseboats and liveaboards in approved berths. Applicants apply directly through *Marin Housing*.



Sausalito homeowners and renters are eligible for a variety of financial incentives through PG&E and Marin Clean Energy for making energy efficiency improvements to their homes, including rebates for home energy assessments, energy efficiency updates, and solar energy improvements. The Energy Savings Assistance Program provides free minor home improvements and replacement of old space and water heating systems for income-qualified residents. PG&E also offers rebates on hundreds of energy efficient appliances and products.

2015-2023 Objectives: *Pro-actively publicize the Marin Housing Residential Rehabilitation Loan Program, and Marin Clean Energy and PG&E energy retrofit programs on the City's website, through Sausalito Village and through brochures at City Hall and other community locations, and strive to assist eight households during the planning period. Specifically promote available rehabilitation assistance among the liveboard community in permitted marinas.*

3. Historic Preservation Regulations and Incentives

(Policy 1.2 Historic Preservation, Policy 4.4 Development Review)

The City places a strong emphasis on preserving its historic resources and maintaining a unique sense of place and community. Preservation of historic buildings contributes to the high standards of the community's housing and neighborhoods. The City staff, Historic Landmarks Board, Planning Commission and City Council all work closely with property owners to preserve historic buildings. The City's Historic Overlay Zoning District provides the following incentives for preservation:

- Design Review application fees may be waived;
- The City utilizes the State of California Historic Building Code;
- Exceptions to development standards including setbacks, height, parking, coverage and FAR may be granted; and
- Uses otherwise not allowed may be approved through a conditional use permit.

The City will update the Historic Preservation regulations based on the adopted Historic Preservation Regulations and recently completed Historic Context Statement. The City will utilize the recently obtained Certified Local Government status to pursue funds for historic preservation, including funding for preservation of historic wooden boats being used as housing.

2015-2023 Objectives: *Update the Historic Preservation regulations contained within the Zoning Ordinance in 2015. Disseminate the City's brochure on available sources of funds including loans and grants for historic preservation. The City will also make the Historic Context Statement available for viewing on the City's website.*

4. Residential Design Review

(Policy 1.1 Housing Design, Policy 2.5 Creation of New Accessory Dwelling Units)

The City is committed to maintaining its small-town character. The Design Review process ensures proposed projects and modifications to existing buildings are consistent with the General Plan, Zoning Ordinance, and design guidelines. The Design Review process also checks whether the proposed development is compatible with its surroundings and the neighborhood. The City of Sausalito seeks to foster creativity and innovation in project design and exerts minimal control over project architecture, and hence has chosen not to adopt prescriptive design guidelines.

2015-2023 Objectives: *Continue to provide design review in accordance with Chapter 10.54 of the Sausalito Municipal Code which provides for an Administrative and Planning Commission process for design review to ensure that new projects and modifications of existing buildings are consistent with the small-town character of Sausalito.*

5. Condominium Conversion Regulations

(Policy 1.4 Rental Housing Conservation)

As a means of maintaining the supply of rental units and preserving the affordable housing stock, multi-family rental units proposed for conversion to condominium ownership are subject to Condominium Conversion regulations (Zoning Ordinance Chapter 10.66). These regulations set forth a series of tenant protections including tenant noticing, relocation compensation and right of first purchase, and prohibit the eviction of senior citizen tenants and conversion of low and moderate income rentals. The regulations limit the number of conversions to no greater than 5% of the City's potentially convertible rental stock in any given year. Conversions involving five or more units are subject to a 15% low and moderate income inclusionary requirement (with not less than one affordable unit provided), with resale restrictions to assure long-term affordability.

In recent years, the primary requests for condominium conversions have involved small projects (e.g., projects with four or fewer units). In order to mitigate the loss of rentals from these smaller projects, the City will evaluate strengthening its current regulations to extend the low and moderate income inclusionary requirement to projects with 3 and 4 units, providing smaller projects an option to pay an in-lieu housing fee as supported by a nexus study. In order to assure

that long-term homeowners of small projects are not adversely affected, relief may be provided to projects which are primarily homeowner occupied. The City will also evaluate prohibiting conversions when the rental vacancy rate falls below a certain level (e.g., 5%).

2015-2023 Objectives: *Continue to assure that the requirements of the Condominium Conversion regulations are met. By 2018: 1) evaluate strengthening the current regulations by extending inclusionary requirements to projects with 3 or 4 units and prohibiting conversions during periods of low rental vacancy rates, and 2) examine options for providing relief for condominium conversion projects with 3 or 4 units which are primarily occupied by long-term homeowners.*

6. Preservation of Existing Affordable Rental Housing

(Policy 1.5 Protection of Existing Affordable Housing, Policy 5.2 Senior Housing)

Currently three income-restricted affordable rental projects are located in the City: Bee Street Housing (6 very low income units); Rotary Place (10 very low income units); and Sausalito Rotary Senior Housing (22 very low income units). In addition, of the 38 berths in Galilee Harbor, five berths are reserved for extremely low income, 7 for very low income, 15 for low income, and 7 for moderate income houseboat and liveaboard tenants at affordable rents. In total, 72 rent-restricted affordable housing opportunities are available, none of which are at risk of conversion to market rate.

2015-2023 Objectives: *Ensure the preservation of 5 extremely low income, 45 very low income, 15 low income and 7 moderate income housing opportunities. Require long-term affordability controls on all future affordable housing projects.*

Goal 2.0: Encouraging Diversity in Housing

7. Residential and Mixed-Use Site Inventory

(Policy 2.2 Adequate Sites)

As part of this Housing Element, a detailed analysis of all vacant and underutilized residential and commercial parcels in Sausalito was conducted. The analysis used the Marin Map GIS system and was confirmed by review of aerial photographs and site visits. A number of filters were applied in order to identify only those parcels that truly have realistic development potential. The analysis determined that under existing zoning designations, approximately 140 additional units can be accommodated within the City's residential zoning districts and approximately 50 units within the City's commercial zones. Only limited vacant sites remain, with the majority of future residential development opportunities on underutilized parcels that are more challenging to develop.

2015-2023 Objectives: *Maintain a current inventory of vacant and underutilized residential sites, and mixed-use sites within the City's commercial district, and update annually concurrently with the Annual Housing Element Progress Report. Make the site inventory available at the Community Development Department to interested parties.*

8. Mixed Use Zoning in Commercial Districts

(Policy 2.1 Variety of Housing Choices, Policy 2.3 Adaptive Reuse, Policy 4.2 Flexible Development Standards, Policy 5.3 Family Housing, Policy 6.5 Jobs/Housing Balance)

With approximately one-quarter of the City's residential infill potential occurring within its commercial districts, it will be important that the City's standards facilitate residential mixed use. The adopted VMU ordinance will be implemented in order to facilitate the provision of mixed-income, upper-story residential use above ground-floor commercial within the CN-1, CC and CR zoning districts. The program also calls for the City to monitor the ordinance's effectiveness in providing housing and will be tracked as a part of the Annual Housing Element progress report.

2015-2023 Objectives: *Implement VMU requirements in designated commercial districts.*

9. Non-Traditional Housing Types

(Policy 2.1 Variety of Housing Choices, Policy 4.2 Flexible Development Standards)

The community recognizes the changing housing needs of its population, including a growing number of non-family households, aging seniors in need of supportive services, and single-parent families in need of childcare and other services. To address such needs, the City can support the provision of non-traditional and innovative housing types to meet the unique needs of residents, including co-housing, shared housing, and assisted living for seniors, among others.

Co-housing is an innovative type of collaborative housing originated in Denmark in the 1960s. Co-housing communities consist of individually owned, private homes clustered around common facilities and amenities in a walkable, sustainable environment. Common features may include a community garden, recreational areas, and a common house where day care and meals can be shared. The communities are managed by the residents who have chosen to live in a close-knit neighborhood. Hundreds of co-housing communities currently exist throughout the country in a variety of settings, including communities in Berkeley, Oakland, Pleasant Hill, Cotati, Grass Valley, Davis and Santa Barbara.

Given the economic downturn, shared housing living situations are becoming more common. Homeowners are taking in renters, and renters are advertising for roommates to share in housing costs. Bringing in a tenant can be particularly helpful to the community's elderly homeowners to provide the necessary support to allow them to remain in their homes. The City supports these types of shared living situations.

Assisted living facilities are designed for elderly individuals needing assistance with certain activities of daily living - such as eating, bathing, and transportation - but desiring to live as independently as possible. Such facilities bridge the gap between independent living and nursing homes. With 7% of Sausalito's population over the age of 75, assisted living can help meet the housing and supportive service needs of the community's more frail senior residents. The Zoning Ordinance currently provides reduced parking standards for senior housing facilities.

2015-2023 Objectives: Evaluate the modification of zoning regulations to allow for the development of alternative housing models suited to the community.

10. Accessory Dwelling Units

(Policy 2.1 Variety of Housing Choices, Policy 2.5 Accessory Dwelling Units, Policy 4.2 Flexible Development Standards)

An accessory dwelling unit (ADU) is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. ADUs offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, single persons and even small families. Second, the primary homeowner receives supplementary income by renting out the ADU, which can help many modest income and elderly homeowners afford to remain in their homes. ADUs can offer an important opportunity to help Sausalito address its regional housing needs while maintaining the community's small town character.

The City adopted regulations in 1984 prohibiting the development of ADUs in all residential zoning districts. As part of the 2009-2014 Housing Element update, the City conducted a survey of residential property owners which indicated 15% of the 700+ survey respondents had an ADU on their property, and another 19% of respondents would be inclined to build an ADU if the City's regulations permitted. The community has come to recognize ADUs as a low impact approach to addressing a portion of the community's very low and low income housing needs, and in November 2012, the Sausalito City Council adopted Accessory Dwelling Unit Regulations (Zoning Code Section 10.44.080) to encourage the provision of new ADUs through a ministerial approval process, and establishment of standards that promote quality design and neighborhood compatibility. Between January 2013 and July 2014, six new ADUs were issued building permits under the City's new regulations.

In addition to new ADUs, the City's adopted regulations implemented an amnesty program enabling the legalization of existing non-permitted ADUs. The City's amnesty program was in effect from January 2013-March 2014, and was highly successful, with 14 previously unpermitted units being brought up to Code. At the conclusion of the amnesty program on March 31, 2014, an additional 44 units had submitted applications for amnesty and were going through the permitting process.

2015-2023 Objectives: Implement the City's recently adopted accessory dwelling unit (ADU) regulations to facilitate the provision of ADUs for seniors, caregivers, and other lower and extremely low income households. Seek to create an average of two new ADUs annually, for a total of 16 ADUs during the eight-year planning period. Initiate another amnesty program in 2015¹. Seek to legalize a minimum of 24 ADUs, bringing them into the City's official housing stock, reporting to the State Department of Finance,

¹To receive RHNA credit, ADUs under the future amnesty program would be subject to the same provisions as the initial program, as applied to the 2015-2023 planning period: documentation the unit did not have an individual address as of the 2010 census, does not have a permit of record, and was constructed prior to January 1, 2012.

and crediting towards the City's RHNA. Monitor the City's progress in conjunction with the Annual Housing Element Progress Report. If ADU permitting falls below two units for more than two consecutive years, re-evaluate the City's ADU standards and procedures and modify accordingly.

11. Junior Accessory Dwelling Units

(Policy 2.1 Variety of Housing Choices, Policy 2.5 Accessory Dwelling Units, Policy 4.2 Flexible Development Standards)

As identified in the Housing Element Needs Assessment, a significant number of Sausalito's senior citizens are living alone in single-family homes. As these seniors continue to age, their ability to live independently can become more of a challenge. One zoning tool being explored by many Marin jurisdictions which can help to support elderly homeowners remain in their homes is the concept of allowing "Junior Accessory Dwelling Units" created from existing underutilized space, such as an unused bedroom, which can be improved as an independent rental unit. Because these junior units are established within the existing improved square footage of the home, additional parking may not be necessary.

Sausalito will coordinate with other Marin jurisdictions in evaluating appropriate zoning regulations to support in the creation of Junior Accessory Dwelling Units of less than 500 square feet in size. Such units would be created through the repurposing of existing space within a single-family dwelling to create a semi-private living situation for a renter or caregiver in conjunction with the owner-occupied unit. Junior Accessory Dwelling Units would be required to have exterior access, and meet the U.S. Census definition of a housing unit² to qualify for credit towards the City's regional housing needs (RHNA).

2015-2023 Objectives: *Explore and evaluate development standards to facilitate the provision of Junior Accessory Dwelling Units, while addressing issues of neighborhood compatibility.*

12. Liveaboards and Houseboats

(Policy 2.1 Variety of Housing, Policy 2.6 Liveaboards, Policy 5.5 Housing for Marine Workers)

Sausalito has a well-established and vibrant marine culture that plays an important role in shaping the character of the community. There are eight marinas in the City where many boat owners reside in their boats as permanent housing. The San Francisco Bay Conservation and Development Commission (BCDC)³ and Sausalito Zoning Ordinance both allow for up to 10% of marina berths to be used as liveboard housing. Liveaboards provide a valuable source of

² The 2010 U.S. Census defines a "housing unit" as a house, an apartment, a mobile home, a group of homes, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

³ While Sausalito fronts on Richardson's Bay and its waterfront is subject to regulation by the San Francisco Bay Conservation and Development Commission (BCDC), the City does not fall within the California Coastal Zone.

affordable housing in Sausalito, offering one of the few local housing options for marine workers employed in Sausalito's waterfront. Both the Environmental Protection Agency and the National Oceanic and Atmospheric Administration support the provision of liveaboards in well-managed marinas as an environmentally sustainable housing option.

The Housing Element recognizes liveaboards as a low impact approach to addressing a key segment of the City's affordable housing needs, and establishes the following actions to maintain and enhance liveaboards as a permanent form of housing in the community:

- Maintain zoning provisions which allow up to 10% of berths in recreational marinas in the C-W and W Zoning Districts to be occupied by liveaboards and houseboats.
- While five marinas have recorded permits with BCDC authorizing 146 liveaboards and have various permits on file with the City, only Galilee Harbor has a conditional use permit (CUP) which explicitly permits liveaboards. The City has recognized liveaboards established by Schoonmaker Marina and Clipper Yacht Harbor in the Waterfront Marinship zone as a legal non-conforming use. The City will coordinate with the other two BCDC-permitted marinas (Sausalito Yacht Harbor and Pelican Harbor) to obtain the necessary local CUP to officially bring these marina's liveaboards into Sausalito's housing stock.
- Coordinate with Sausalito Yacht Harbor to facilitate amendment of its BCDC permit, and provide guidance on the Conditional Use Permit process to increase liveaboard capacity from 5% to the maximum of 10%.
- Zoning Ordinance Section 10.44.170.H regarding liveaboards states: "As vacancies occur, marina operators shall give preference to qualified low and moderate income tenants until such tenants constitute at least 50% of the liveaboard vessels in the marina." The City will coordinate with marina operators to determine the best way to implement these provisions as part of the local permitting process.
- The majority of the City's liveaboard community does not receive mail on-site. The City will coordinate with marine operators to establish a bulletin board at each marina for the posting of public notices, and pursue the establishment of mailboxes for liveaboard tenants.

2015-2023 Objectives: *Coordinate with Pelican Harbor and Sausalito Yacht Harbor to obtain a local CUP for existing BCDC approved liveaboards. Coordinate with Sausalito Yacht Harbor to facilitate BCDC and City permitting for increased liveaboard capacity from 5% to 10%, and complete required permitting by 2016 to accommodate 31 additional liveaboards⁴. Establish procedures for implementation of low and moderate income occupancy requirements. Pursue means to improve mail service and public communication with the liveaboard community.*

⁴ The unused liveaboard capacity in Sausalito's other two marinas with the necessary permits in place (Clipper Yacht and Schoonmaker Marina) has already been credited towards the RHNA in the City's 2009-2014 Housing Element.

Goal 3.0: Enhancing Housing Affordability

13. Affordable Housing Development Assistance

(Policy 3.1 Incentives, Policy 4.2 Flexible Development Standards, Policy 5.2 Senior Housing, Policy 5.3 Family Housing)

The City can play an important role in facilitating the development of quality, affordable housing in the community through provision of regulatory incentives; and direct financial assistance. By utilizing various tools to facilitate infill development, the City can help to address the housing needs of its extremely low, very low, low and moderate income households. The following are among the types of incentives that will be considered upon request:

- Reduction in development fees
- Flexible development standards
- Density bonuses as described in Implementing Program 20
- City support in affordable housing funding applications
- Financial assistance through future Affordable Housing Fund resources *(refer to following program)*

2015-2023 Objectives: *Provide financial and regulatory incentives to private developers for the development of high quality affordable housing for families and seniors.*

14. Local Affordable Housing Fund

(Policy 3.1 Incentives)

Because Sausalito does not have a Redevelopment Agency and has limited access to state and federal housing resources, the City faces practical and financial constraints in its ability to facilitate the construction of affordable housing. To create a more viable funding source, the City proposes to establish an Affordable Housing Fund that will be used to construct or help leverage construction of affordable housing. Potential Fund resources include: in-lieu fees from an Inclusionary Housing Program; in-lieu fees on small condominium conversions (three to four units); in-lieu fees for development of single-family units in multi-family districts; and commercial in-lieu fees. Implementing regulations will be established to manage the Fund and establish parameters for allocation of funds towards projects. This program will move forward once a funding source has been identified, and will coincide with the collection of fees.

2015-2023 Objectives: *Upon adoption of a program that generates in-lieu housing fees, establish a dedicated Affordable Housing Fund for deposit of in-lieu fee revenues. Consult with Marin County on their Housing Fund, and establish implementing regulations to govern Fund oversight and expenditures.*

15. Partnerships for Affordable Housing (Policy 3.2 Partnerships)

The Bay Area is home to numerous nonprofit housing developers who have produced thousands of high-quality affordable housing projects over the past 40 years. In Sausalito, two non-profits have a track record of developing and managing successful affordable housing projects – Rotary Housing and the Ecumenical Association for Housing (EAH). The key to the success of non-profits lies in three areas: 1) their ability to access a diversity of funding sources; 2) their commitment to working cooperatively with the local community; and 3) their long-term dedication to their projects. The Nonprofit Housing Association of Northern California serves as a resource organization for affordable housing developers in the Bay Area.

2015-2023 Objectives: *Explore partnerships with a variety of affordable housing providers, utilizing the Nonprofit Housing Association of Northern California as a resource to identify nonprofits with experience in developing small scale infill projects consistent with Sausalito’s character.*

16. Homebuyer Assistance (Policy 3.3 Homeownership Assistance)

First-time homebuyers in Sausalito have access to several homebuyer assistance programs offered through *Marin Housing*.

The Mortgage Credit Certificate (MCC) program administered by *Marin Housing* provides qualified first time homebuyers with a federal income tax credit of up to 15% of the annual interest paid on the homebuyer’s mortgage. This enables homebuyers to have more disposable income available to qualify for a mortgage loan and make the monthly mortgage payments. Eligibility includes maximum household incomes of approximately \$100,000 (for 2 person household), and sales price limits of approximately \$400,000.

Marin Housing also administers a Below Market Rate (BMR) first-time homebuyer program on behalf of jurisdictions in the County with inclusionary housing requirements. The BMR program includes over 300 affordable ownership units within the unincorporated County and seven participating cities. Any inclusionary units generated through Sausalito’s condominium conversion regulations or potential future inclusionary housing regulations could also be administered by *Marin Housing*, thereby reducing the administrative burden to the City.

2015-2023 Objectives: *Continue participation in the Mortgage Credit Certificate (MCC) program and potential as MCCs become available on an annual basis, actively publicize availability through local media and on the City’s website.*

17. Section 8 Rental Assistance (Policy 3.4 Rental Assistance)

The Section 8 Rental Assistance Program extends rental subsidies to very low-income households (50% area median income or AMI²), including families, seniors, and the disabled. The Section 8 Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what very low income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households. The City will offer tenants information regarding Section 8 rental subsidies and referrals to *Marin Housing* for assistance. The City will also encourage landlords to register units with the Housing Authority by providing informational brochures to rental property owners.

2015-2023 Objectives: *The City will continue to provide brochures at City Hall and information on the City's website regarding Section 8 rental subsidies and refer inquiring parties to Marin Housing for assistance. The City will also encourage landlords to register their units with the Housing Authority and direct to www.GoSection8.com, Marin Housing's new enhanced program for on-line listing of rental properties.*

18. Inclusionary Housing Regulations (Policy 3.5 Inclusionary Housing)

Inclusionary zoning is a tool used by cities to integrate affordable units within market rate developments. One-third of cities in California have adopted some form of inclusionary zoning, requiring a stated percentage (typically 10 to 20%) of affordable units to be provided within newly constructed housing projects. The majority of these regulations allow for payment of a housing in-lieu fee as an alternative to providing the required affordable units on-site. Within Marin, seven cities and the county have adopted inclusionary zoning requirements to help address local affordable housing needs and contribute towards housing element production requirements.

The City will pursue adoption of inclusionary housing regulations to require a minimum percentage of units within new residential development above an established size threshold to be price-restricted as affordable to lower and moderate income households.⁵ The City will consider granting in-lieu fees where there are hardships or site-specific constraints to the provision of on-site or off-site affordable housing, and the City will conduct an Inclusionary Housing Nexus Study to document the relationship between residential development and demand for affordable housing, and to determine both the maximum supportable and

² Freddie Mac, Glossary of Finance and Economic Terms, http://www.freddiemac.com/smm/a_f.htm

⁵ Current case law (*Palmer/Sixth Street Properties v. City of Los Angeles*) limits the application of inclusionary requirements to: 1) rental projects receiving financial or regulatory assistance from the City subject to a written development agreement; and 2) for-sale housing projects.

recommended in-lieu fee amount. In-lieu fees generated from the program will be placed in an Affordable Housing Fund to support affordable housing activities.

2015-2023 Objectives: *Within the first four years of the planning period, conduct an Inclusionary Housing Nexus and In-Lieu Fee Study including an analysis of alternative strategies to address inclusionary requirements, such as the provision of an ADU above a detached garage. Develop and adopt inclusionary housing regulations structured to help offset the cost of providing affordable units as appropriate.*

Goal 4.0: Reducing Governmental Constraints

19. Fee Deferrals and/or Waivers for Affordable Housing

(Policy 4.1 Regulatory Incentives for Affordable Housing)

The City collects various fees from development projects to cover the costs of processing permits and providing services and facilities. While these fees are assessed on a pro rata share basis, they are an element in the cost of housing and could potentially constrain the provision of affordable housing. The deferral, reduction or waiver of City fees can lower the production costs of affordable housing.

The City will continue to offer a reduction in City fees as an incentive for affordable housing. In order to specifically encourage the provision of housing affordable to extremely low income (ELI) households (<30% AMI), the City will waive 100% of application processing fees for projects with a minimum of 5% ELI units.

In addition, the California legislature passed AB 641 in 2007, which helps to address the cash flow challenges inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49 percent of the units are affordable to low or very low-income households, AB 641 prohibits local governments from requiring the payment of local developer fees prior to receiving a certificate of occupancy.

2015-2023 Objectives: *Provide information to the affordable housing community that fee deferrals, reductions and waivers may be requested for affordable housing projects. By 2016, adopt a resolution waiving 100% of application processing fees for projects with a minimum of 5% ELI units.*

20. Density Bonus and Other Incentives and Concessions for Affordable Housing

(Policy 4.1 Regulatory Incentives for Affordable Housing)

Under Government Code section 65915-65918, for housing projects of at least five units cities must grant density bonuses ranging from 5% to 35% (depending on the affordability provided by the housing project) when requested by the project sponsor, and provide up to three incentives or concessions unless specific findings can be made. The City is also required to establish procedures for waiving or modifying development and zoning standards that would otherwise inhibit the utilization of the density bonus on specific sites. These procedures must include, but

not be limited to, such items as minimum lot size, side yard setbacks, and placement of public works improvements.

In 2014, the Sausalito City Council adopted updated residential density bonus provisions (Zoning Ordinance Chapter 10.40.130), consistent with State law. The City's local ordinance breaks down required incentives/concessions into two tiers, with applicants encouraged to select incentives/concessions identified in Tier 1 before selecting incentives/concessions in Tier 2. Incentives/concessions with an anticipated greater level of impact are identified as Tier 2 and are less preferred, and thus require a higher level of review and approval by the City. The overall goal of this hierarchy is choose incentives/concessions that reduce neighborhood impacts, further the project's consistency with the General Plan, and promote affordability.

2015-2023 Objectives: *Implement the City's updated residential density bonus provisions, and encourage applicants to utilize Tier 1 incentives/concessions to minimize neighborhood impacts.*

Goal 5.0: Promoting Equal Housing Opportunities

21. Fair Housing Program

(Policy 5.1 Fair Housing)

Fair Housing of Marin (FROM) is the designated provider of fair housing and tenant-landlord information in Marin County. FROM provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. Many of the people who contact FROM have basic questions about landlord and tenant rights and responsibilities; FROM's housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues. FROM conducts extensive fair housing education and outreach throughout Marin County, and is a certified HUD Foreclosure Counseling agency.

2015-2023 Objectives: *Continue to promote fair housing practices, and refer fair housing complaints to Fair Housing of Marin. As a means of furthering fair housing education and outreach in the local community, publicize the fair housing program through placement of fair housing services brochures at the public counter, on the City's website and in other community locations.*

22. Sausalito Senior Services

(Policy 5.2 Senior Housing)

Sausalito Village is a non-profit membership organization dedicated to providing resources and assistance to enable seniors to remain in their own homes as they age. Since its establishment in 2010, Sausalito Village has recruited a growing team of Sausalito volunteers to help members with occasional transportation assistance, household tasks, home visits and phone check-ins. In addition to home support services, Sausalito Village hosts social events, cultural programs, and educational and fitness classes to support seniors in remaining active and connected to their community. The organization publishes two electronic newsletters – Sausalito Village Update is

a bi-weekly community calendar of meetings and events, and *Sausalito Village Voice* is a more in-depth quarterly publication; both can be accessed at www.sausalitovillage.org.

In 2013 the City Council created the Age-Friendly Sausalito Task Force in response to the fact that Sausalito has one of the fastest aging populations in Marin County. The purpose of the Task Force is to assess the current age-friendliness of the City to develop a strategic plan which will assist the City in future planning.

2015-2023 Objectives: *Support the efforts of Sausalito Village and Age Friendly Sausalito Task Force to allow seniors to age in place and utilize as a resource to help promote available housing assistance programs for seniors. Explore options to develop a citywide plan of action for seniors.*

23. Home Sharing and Tenant Matching Opportunities

(Policy 5.2 Senior Housing)

Sharing a home promotes independent living, provides additional income for the provider, an affordable rent for the seeker, and the potential for deeper relationships for both. The average age of community members in Sausalito is growing older, and over 330 seniors currently live alone in single-family homes in the City. Shared housing promotes the efficient use of the housing stock, and can help address the housing needs of seniors in our community. Homesharing programs match lower income home seekers with homeowners with excess space who are interested in sharing their homes.

2015-2023 Objectives: *Support organizations that facilitate house sharing, and actively promote through senior citizen organizations, such as Sausalito Village Senior Services and Age-Friendly Sausalito Task Force. Work with the Age Friendly Task Force to explore establishing a local shared housing program, which may include a process for matching home seekers and home providers.*

24. Reasonable Accommodation Procedures

(Policy 5.4 Housing for Persons with Disabilities)

Sausalito has adopted an ordinance through which the City can grant reasonable modifications to the requirements of the zoning code where necessary to avoid discrimination on the basis of disability, and to ensure persons with disabilities have the same opportunity to enjoy the rights and privileges available to residents or property owners in the same zoning district. This ordinance establishes the process for requesting and granting reasonable modifications to zoning and development regulations, building codes, and land use.

2015-2023 Objectives: *Continue to implement the Reasonable Accommodation ordinance. Periodically analyze the City's process to determine any constraints to the development, maintenance, and improvement of housing for persons with disabilities and take measures to remove these constraints.*

25. Universal Design/Visitability (Policy 5.4 Housing for Persons with Disabilities)

As the community's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The majority the City's housing stock was built prior to 1991 when current ADA accessibility standards took effect, and thus it is important for the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to promote accessibility in new construction. The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons to enter the home;
- Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs;
- Lever door handles that are easier to use, especially by parents with an infant or persons with arthritis; and
- Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors. Visitability can be achieved in new construction by utilizing two simple design standards: (1) providing a 32-inch clear opening in all interior and bathroom doorways; and (2) providing at least one accessible means of ingress and egress for each unit.

2015-2023 Objectives: *Distribute the City's recently prepared brochure on universal design and visitability at City Hall, through Sausalito Village, and on the City's website.*

26. Housing for Marine Workers (Policy 5.5 Housing for Marine Workers)

Marine workers are an integral part of Sausalito's history and the community's working waterfront. Marine-related occupations include boat builders and boat repair and restoration works, sailmakers, canvas workers, marine surveyors, harbor masters, ship mates, captains, and merchant marines, among numerous other maritime occupations.. Many of Sausalito's marine workers reside on liveaboards, and the majority are lower income. The Galilee Harbor co-op was specifically established to provide an affordable liveaboard community for Sausalito's artists and maritime workers, and since the opening of its new marina in 2003, has provided 38 rent- and income-restricted berths. Support of similar and other affordable housing options would help workers to locate in Sausalito, and showcase the skills of local marine workers.

2015-2023 Objectives: *Support liveaboard and other affordable housing options, which address the housing needs of local marine workers and allow them to live in the community in which they work. Work with marina operators to establish procedures for implementation of low and moderate income occupancy requirements.*

27. Homeless Continuum of Care (Policy 5.6 Homeless Housing and Services)

Support Countywide programs and the Marin Continuum of Care in the provision of resources to address the needs of the homeless and persons at risk of homelessness, including emergency shelter, transitional housing, supportive housing and permanent housing. Continue to provide flyers and information on the City's website about the emergency 211 toll-free call system for information and referral.

Senate Bill 2 establishes requirements for emergency shelter ordinances. During the State HCDs review of Sausalito's draft 2015-2023 Housing Element, the State requested specific changes to the City's Emergency Shelter Ordinance that was adopted in July 2014. To address this issue, the City will amend Section 10.28.080 of the Municipal Code as follows: a) amend Sausalito Municipal Code Section 10.28.080.I.3 (Management Plan) to remove the words "for approval" in the sentence "Prior to commencing operation, the shelter operator shall provide a written management plan to the Director for approval" and add the words "(to the extent such services are required)" after the phrase "The management plan shall address"; and b) eliminate Sausalito Municipal Code Section 10.28.080.I.4 (Annual Report).

***2015-2023 Objectives:** Support implementation of the Homeless Countywide Continuum of Care and continue to publicize the emergency 211 call system. In 2015, amend Sausalito Municipal Code Section 10.28.080.I.3 and Sausalito Municipal Code Section 10.28.080.I.4 as specified in Program 27.*

Goal 6.0: Implementing Environmental Sustainability

28. Local Green Building Regulations (Policy 6.1 Green Building, Policy 6.2 Sustainable Construction, Policy 6.4 Transportation Alternatives)

Green building is also known as green construction or sustainable building, and refers to using environmentally responsible and resource-efficient processes throughout the life cycle of a building, from its conceptual phases to deconstruction. Local Green Building regulations (e.g., Marin County "Green Building, Energy Retrofit, & Solar Transformation" or BERST) aim to reduce the overall impact of the built environment on human health, the environment, and resources.

Community Development Department staff will be tasked with the development of local Green Building regulations consistent with the State Green Building Code, to require and encourage residents and the development sector to build green.

Examples of green regulations include:

- Incorporating sustainable materials in new construction or remodels;
- Creating healthy indoor environments with minimal pollutants; and
- Landscaping that utilizes native plants to reduce water usage.

The City will include community participation by residents and the construction sector in the preparation of the Green Building regulations, and market the information upon completion.

2015-2023 Objectives: *The City will adopt local Green Building regulations, including appropriate policies and programs in 2015. The preparation process will include community input from City residents and the construction sector. The completed documents will be provided to residents, developers, and architects who wish to build in Sausalito.*

29. Climate Action Plan and Sustainability

(Policy 6.3 Alternative Energy, Policy 6.5 Jobs/Housing Balance)

As the State of California continues to develop environmental laws and increased mandatory reporting requirements of greenhouse gas emissions, the City would benefit from integrating greenhouse gas reduction measures into its General Plan and City infrastructure. The City Council adopted Resolution No. 4935 in 2008, to join ICLEI – Local Governments for Sustainability (International Council for Local Environmental Initiatives) as a full member, and participation in the Cities for Climate Protection Campaign. As a participant, the City pledged to take a leadership role in promoting public awareness about the causes and impacts of climate change.

In collaboration with ABAG, the Marin Climate & Energy Partnership (MCEP) and PG&E, the City has completed both municipal and community-wide Greenhouse Gas Emissions Inventories. These inventories give an accounting of greenhouse gases emitted by residents and businesses, as well as the City's municipal operations. It also establishes a baseline for tracking the community's emission trends.

The Climate Action Plan will encourage and require, to the extent required by State law, the City, its residents, and businesses, to reduce greenhouse gas emissions in many sectors and aspects of their daily activities. The Plan would identify emission reduction targets and strategies to accomplish those targets. These areas include building energy use, transportation, land use, green purchasing, waste and water use. Energy use, in particular, may be significantly reduced in the community by defining emissions reduction strategies related to building construction and operation. The mandatory and encouraged measures would include the local Green Building regulations, to achieve a wider net reduction in emissions.

Sausalito's Sustainability Commission is spearheading a comprehensive educational campaign on sustainability, and will be formulating plans and policies for consideration by the City Council. Topic areas addressed by the Sustainability Commission include: 1) Waste reduction, collection, and disposal; 2) Recycling and reuse; 3) Alternative energy sources and energy efficiency; 4) Pollution and hazardous waste; 5) Ways to minimize environmental degradation.

2015-2023 Objectives: *Adopt the Climate Action Plan in 2015. Provide community outreach and education to residents and the development sector to include their inputs on sustainability in new and existing building structures.*

Goal 7.0: Promoting Community Involvement

30. Ongoing Community Education and Outreach

(Policy 7.1 Community Participation, Policy 7.2 Public Review of Development)

In late 2009, the City Council appointed the Housing Element Task Force, comprised of City Council and Planning Commission representatives, as well as City residents. The Task Force has held over 45 public meetings, including three publicly noticed Community Workshops to engage residents and property owners in the decision-making process.

In addition to the City's direct efforts, Sausalito residents have also formed grassroots organizations to forward their concerns with regards to the potential impacts of specific strategies proposed in the draft Housing Element.

Following adoption of the 2009-2014 Housing Element, several programs began implementation through City staff work and initiatives by various agencies. The public meetings held by the Planning Commission and City Council continued to serve as platforms for residents to comment and provide input on specific items discussed for implementation. In addition, and the Annual Housing Element Progress Report is presented at City Council meetings where public comment may be given.

As part of an effective implementation program, City staff members will post information and assistance programs on affordable housing on the City's website to provide resources for homeowners, renters, and property owners.

2015-2023 Objectives: *Continue to include residents and community organizations in the implementation of this Housing Element, by publicizing public meetings through the local newspapers, City website, and email lists, and taking public comment and feedback at such meetings.*

31. Housing Element Monitoring/Annual Report

(Policy 7.3 Housing Element Implementation)

The Community Development Department is responsible for establishing the regular monitoring of the Housing Element, and preparing an Annual Progress Report for review by the public, City decision-makers and submittal to State HCD, by April 1 of each year.

The reports need to show:

- A report of Sausalito's annual building activity, including moderate, low, and very low-income units and mixed-income multi-family projects;
- A report summary for above moderate income units;
- Progress on the Regional Housing Needs Allocation; and
- The implementation status of various programs.

2015-2023 Objectives: *The Community Development Department will review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the City's Annual Progress Report to the State Department of Housing and Community Development by April 1st of each year.*

32. Association of Bay Area Governments (ABAG) Housing Needs Process *(Policy 7.3 Housing Element Implementation)*

Actively monitor and participate in ABAG's future Regional Housing Needs Allocation (RHNA) planning process, and provide ongoing reporting to Council.

The City Council has appointed an ABAG delegate, and has participated at the ABAG RHNA planning meetings for the next housing planning cycle to bring perspective and actual data from Sausalito for ABAG's consideration, and will continue to provide reports to the City Council on the projected and confirmed RHNA numbers, until the end of the planning cycle.

2015-2023 Objectives: *The City Council's ABAG delegate will continue to monitor, participate and provide reports to the City Council on the preparation and confirmation of the RHNA for the next Housing Element planning cycle.*

33. Staff Affordable Housing Training and Education *(Policy 7.3 Housing Element Implementation)*

In order to effectively administer available housing programs to residents, designated City staff needs to be responsible for providing information, responding to questions, and making referrals to appropriate programs. A budget should also be set aside for the designated staff to receive training. Training could include attendance at relevant sessions held by public agencies, or meetings with local organizations such as *Marin Housing*, to gain familiarity with the implementation of existing and new offered programs.

2015-2023 Objectives: *Designated City staff members shall attend training sessions and provide on-going assistance to homeowners, renters, and developers by posting information on the City's website and taking public queries.*

Table 2.1: Implementing Programs – Summary 2015-2023

Implementing Program	Program Summary	2015-2023 Objective	Funding Source	Responsible Entity	Time Frame
PRESERVING HOUSING AND NEIGHBORHOOD ASSETS					
1. Code Enforcement and Public Information	As part of the City's normal Code Enforcement process, offer useful referral information from Marin Housing, P&E, and community service clubs.	Continue to provide informational handouts on available rehabilitation and energy retrofit assistance. Provide information on volunteer service organizations on City website.	General Fund	Community Development Department; <i>Marin Housing</i>	Provide information on volunteer service organizations beginning in 2015.
2. Residential Rehabilitation Loan and Energy Retrofit Programs	Provide information on available financial assistance for home repairs to very low income households, including liveaboard residents, and information on energy retrofit programs.	Publicize the <i>Marin Housing Rehab</i> program, Marin Clean Energy, and PG&E energy retrofit programs on City website and through brochures at City Hall and other community locations. Seek to assist eight very low income households.	County CDBG funds; PG&E; Marin Clean Energy	Community Development Department; <i>Marin Housing</i> ; PG&E; Marin Clean Energy	Ongoing
3. Historic Design Preservation Regulations and Incentives	Preserve and maintain historic structures, and revitalize older housing and neighborhoods. Pursue state grants for historic preservation actions.	Disseminate the City's brochure on funding sources for historic preservation. Update Historic Preservation regulations in Municipal Code and Zoning Ordinance.	General Fund	Community Development Department	Update regulations in 2015.
4. Residential Design Review	Ensure future development projects maintain the small-town character of the community.	Continue to provide design review to ensure that new projects and modifications of existing buildings are consistent with the small-town character of Sausalito.	Fees	Community Development Department; Planning Commission	Ongoing

Implementing Program	Program Summary	2015-2023 Objective	Funding Source	Responsible Entity	Time Frame
5. Condominium Conversion Regulations	Provide protections for tenants in apartments proposed for conversion to condominiums.	Evaluate strengthening regulations to extend inclusionary requirements to smaller projects and prohibit conversions during periods of low rental vacancy rates. Examine relief options for long-term homeowners.	General Fund; Potential In-Lieu Fee revenues	Community Development Department; Planning Commission; City Council	Evaluate Zoning Ordinance text amendments by 2018.
6. Preservation of Existing Rental Housing	Maintain affordability in income-restricted housing for low and moderate income households.	Preserve 5 extremely low, 45 very low, 15 low income and 7 moderate income housing units. Require long-term affordability controls in future affordable housing projects.	General Fund	Community Development Department	Within 2015-2023 planning period.
ENCOURAGING DIVERSITY IN HOUSING					
7. Residential and Mixed Use Site Inventory	Provide adequate sites to meet Sausalito's share of regional housing needs.	Maintain site inventory. Provide inventory and development incentive information to developers.	General Fund	Community Development Department	Update annually concurrently with Annual Housing Element Progress Report..
8. Mixed Use Zoning in Commercial Districts	Facilitate provision of mixed income, upper story residential use above ground floor commercial.	Implement VMU requirements in designated commercial districts and monitor effectiveness in providing housing .	General Fund	Community Development Department; Planning Commission	Monitor as part of Annual Housing Element progress report.
9. Non-Traditional Housing Types	Support the provision of non-traditional, innovative housing types to meet unique needs.	Evaluate the modification of zoning regulations to allow for the development of alternative housing models suited to the community.	General Fund	Community Development Department; Planning Commission; City Council	Evaluate zoning modifications by 2017.

Implementing Program	Program Summary	2015-2023 Objective	Funding Source	Responsible Entity	Time Frame
10. Accessory Dwelling Units	Provide a streamlined process for property owners to establish new ADUs on their property, and to bring existing ADUs up to code.	Implement the City's ADU regulations and seek to create an average of two new ADUs annually, for a total of 16 ADUs during the planning period. Initiate another amnesty program, and seek to legalize a minimum of 24 existing ADUs.	General Fund	Community Development Department; Planning Commission; City Council	Initiate amnesty program in 2015. Monitor progress in conjunction with Annual Housing Element progress report, and re-evaluate standards if permitting falls below 2 ADUs for more than 2 consecutive years.
11. Junior Accessory Dwelling Units	Explore Junior Accessory Dwelling Units created through repurposing of underutilized space within single-family homes.	Evaluate and, as appropriate, adopt standards to facilitate Junior Accessory Dwelling Units.	General Fund	Community Development Department; Planning Commission; City Council	Evaluate and adopt standards, as appropriate, by 2018
12. Liveaboard Housing	Maintain and enhance liveaboards as a permanent form of affordable housing in Sausalito.	Coordinate with Pelican Harbor and Sausalito Yacht to obtain CUP for existing liveaboards. Coordinate with Sausalito Yacht in amendment of BCDC permit to increase capacity to 10% to accommodate 31 additional liveaboards. Establish procedures for implementation of local low/mod income occupancy requirements. Pursue improved mail service and communication with liveaboard residents.	General Fund	Community Development Department	Complete local permitting processes, and increase of liveaboard capacity in Sausalito Yacht Harbor by 2016. Monitor progress in conjunction with Annual Housing Element progress report.

Implementing Program	Program Summary	2015-2023 Objective	Funding Source	Responsible Entity	Time Frame
ENHANCING HOUSING AFFORDABILITY					
13. Affordable Housing Development Assistance	Facilitate development of high quality affordable housing with financial and regulatory incentives.	Consider financial and regulatory incentives to private developers upon request, for the development of high quality affordable housing for families and seniors.	Potential Affordable Housing Fund revenues	Community Development Department; City Council	Within 2015-2023 planning period.
14. Local Affordable Housing Fund	Establish a local fund to receive monies which will be used to provide affordable housing.	Upon adoption of a program that generates in-lieu housing fees, establish a dedicated Affordable Housing Fund. Consult with Marin County in developing Regulations to govern Fund oversight and expenditures.	Potential Affordable Housing Fund revenues	Community Development Department; City Council	Upon adoption of program generating in-lieu housing fees.
15. Partnerships for Affordable Housing	Partner with affordable housing developers to leverage their expertise and access to funds.	Explore partnerships with a variety of affordable housing providers, utilizing the Nonprofit Housing Association of Northern California as a resource.	Potential Affordable Housing Fund revenues	Community Development Department; City Council	Within 2015-2023 planning period.
16. Homebuyer Assistance	Explore financial assistance programs for low and moderate income homebuyers.	Continue participation in MCC program and publicize MCCs as they become available. Pending adoption of local inclusionary program, contact <i>Marin Housing</i> re: BMR program.	Federal funds	Community Development Department; <i>Marin Housing</i>	MCC's - Ongoing outreach. BMR's - pending adoption of inclusionary program.

Implementing Program	Program Summary	2015-2023 Objective	Funding Source	Responsible Entity	Time Frame
17. Section 8 Rental Assistance	Assist extremely low and very low income households with rental payments.	Continue to provide information and refer tenants to <i>Marin Housing</i> for Section 8 assistance. Encourage rental property owners to register units with <i>Marin Housing</i> .	HUD Section 8	Community Development Department; Marin Housing Authority	Ongoing.
18. Inclusionary Housing Regulations	Utilize local zoning to require affordable units within market rate development and/or generate in-lieu housing fees.	Prepare an Inclusionary Housing Nexus and In-Lieu Fee Study and develop incentive-based inclusionary housing regulations as appropriate.	General Fund; In-Lieu Fee revenues	Community Development Department; Planning Commission; City Council	Initiate Nexus Study by 2018 and develop inclusionary regulations as appropriate.
REDUCING GOVERNMENTAL CONSTRAINTS					
19. Fee Deferrals and/or Waivers for Affordable Housing	Reduce production costs of affordable housing.	Adopt resolution to waive 100% application processing fees for projects with min. 5% ELI units. Provide information to affordable housing community regarding fee deferrals, reductions, and waivers.	General Fund; Potential Affordable Housing Fund Revenues	Community Development Department; City Council	By 2016..
20. Density Bonus and Other Incentives and Concessions for Affordable Housing	Grant density bonuses for projects of at least 5 units, according to State law, and reduce barriers for utilizing density bonuses.	Implement City's density bonus provisions, and encourage applicants to utilize Tier 1 incentives/ concessions to minimize neighborhood impacts.	General Fund	Community Development Department; Planning Commission; City Council	Ongoing.

Implementing Program	Program Summary	2015-2023 Objective	Funding Source	Responsible Entity	Time Frame
PROMOTING EQUAL HOUSING OPPORTUNITIES					
21. Fair Housing Program	Promote fair housing practices and prevent housing discrimination.	Refer fair housing complaints to Fair Housing of Marin. Publicize the fair housing program.	General Fund; CDBG	Community Development Department; Fair Housing of Marin	Ongoing.
22. Sausalito Senior Services	Support Sausalito Village and Age Friendly Task Force programs for seniors, including support services and volunteers.	Support the efforts of Sausalito Village to allow seniors to age in place and promote housing assistance for seniors. Develop a Citywide Plan of Action for seniors with Age-Friendly Sausalito Task Force.	General Fund	Community Development Department	Adopt Plan of Action by 2018.
23. Home Sharing and Tenant Matching Opportunities	Facilitate homesharing and tenant matching programs for seniors and other single person households.	Support organizations that facilitate house sharing; actively promote through senior citizen organizations. Work with Age Friendly Task Force to explore establishing a local shared housing program.	General Fund; CDBG	Community Development Department;	Beginning in 2015.
24. Reasonable Accommodation Procedures	Ensure accessible housing is available to persons with disabilities.	Implement City's adopted procedures to allow reasonable accessibility accommodations.	General Fund	Community Development Department; Planning Commission; City Council	Ongoing.
25. Universal Design / Visitability	Increase accessibility in housing through Universal Design and Visitability.	Distribute City's Universal Design and Visitability Principals brochure at City Hall, through Sausalito Village and on City website.	General Fund	Community Development Department	Ongoing.
26. Housing for Marine Workers	Recognize the special housing needs of local marine workers.	Support liveaboard & other affordable housing which address the needs	General Fund; Potential Affordable	Community Development Department; City Council	By 2017.

Implementing Program	Program Summary	2015-2023 Objective	Funding Source	Responsible Entity	Time Frame
		of marine workers. Est. procedures for implementation of local low/mod income occupancy requirements.	Housing Fund revenues		
27. Homeless Continuum of Care	Support the homeless and persons at risk of homelessness in obtaining shelter and services.	Support implementation of the Homeless Countywide Continuum of Care and continue to publicize the emergency 211 call system. Amend Sausalito Municipal Code Section 10.28.080.I.3 and Sausalito Municipal code Section 10.28.080.I.4 as specified in Program 27.	General Fund	Community Development Department	Amend the Code in 2015.
IMPLEMENTING ENVIRONMENTAL SUSTAINABILITY					
28. Local Green Building Regulations	Update the local building regulations to require sustainable and building practices.	Adopt local Green Building regulations, including appropriate policies and programs.	General Fund	Community Development Department; City Council	By 2015
29. Climate Action Plan and Sustainability	Track City's greenhouse gas emissions and implement strategies to reduce emissions. Educate the community on sustainability practices.	Adopt and implement the Climate Action Plan. Conduct education and outreach on sustainability.	General Fund	Community Development Department; Sustainability Commission; Planning Commission; City Council	Adopt Climate Action Plan by in 2015.
PROMOTING COMMUNITY INVOLVEMENT					
30. Ongoing Community Education and Outreach	Ensure ongoing community involvement in the Housing Element through dissemination of information after	Continue to involve residents and community organizations in Housing Element implementation.. Provide input on	General Fund	Community Development Department	Provide public review of Housing Element progress in conjunction with Annual Housing

Implementing Program	Program Summary	2015-2023 Objective	Funding Source	Responsible Entity	Time Frame
	the Housing Element is adopted.	Housing Element progress through the Annual Report.			Element progress report.
31. Housing Element Monitoring/ Annual Report	Provide monitoring and annual reporting of the Housing Element implementation progress, in compliance with State law.	The Community Development Department will review the Housing Element annually, provide opportunities for public participation, and submit an annual report to the State.	General Fund	Community Development Department	By April 1st every year.
32. Association of Bay Area Governments (ABAG) Housing Needs Process	Actively monitor and participate in ABAG's future Regional Housing Needs Allocation (RHNA) planning process, and provide ongoing reporting to Council.	The City Council's Sausalito ABAG delegate will continue to monitor and provide reports to the City Council on the preparation and confirmation of the RHNA for the next Housing Element cycle.	General Fund	City Council	Through the end of the planning cycle in 2023.
33. Staff Affordable Housing Training and Education	Designate City staff responsible for addressing housing issues and administering housing programs.	Designated City staff members shall begin training sessions and provide on-going assistance to homeowners, renters, and developers.	General Fund	Community Development Department; City Council	Beginning in 2015.

Summary of Quantified Objectives: 2015-2023

The following table summarizes the City’s quantified objectives for the 2015-2023 Housing Element planning period. The City’s new construction objectives reflect Sausalito’s regional housing needs allocation (RHNA) for 2015-2023; the rehabilitation objectives reflect *Marin Housing’s* Rehabilitation Loan Program; and the conservation objectives reflect conserving affordable units within the three affordable rental projects and conserving the 34 rent and income-restricted berths in Galilee Harbor. The Area Median Income (AMI) is the midpoint in the family-income range for Marin County and is used as the basis to stratify incomes into very-low, low, moderate and above moderate ranges.

Table 2.2: Quantified Objectives for Sausalito’s 2015-2023 Housing Element planning period

Income Level	RHNA Objectives	Rehabilitation Objectives**	Conservation Objectives***
Extremely Low* (0-30% AMI)	13	--	5
Very Low (31-50% AMI)	13	5	45
Low (51-80% AMI)	14	--	15
Moderate (81-120% AMI)	16	--	7
Above Moderate (>120% AMI)	23	--	--
Totals	79	5	72

*Of the City’s total 26 unit very low income RHNA allocation, half is allocated to extremely-low income households, and half to very low income households.

** The Rehabilitation Objectives are based on Program 2 described in Section B. Implementing Programs in this Chapter. The City will strive to assist eight very-low income households during the 2009-2014 planning period to participate in the Residential Rehabilitation Loan Program administered by *Marin Housing*.

*** Conservation Objectives: 34 berths in Galilee Harbor are income and rent restricted. Based on Galilee Harbor Community Association use restrictions, 5 berths are reserved for extremely low income, 7 for very low, 15 for low, and 7 for moderate income. All 38 units of the three senior housing projects in Sausalito (Rotary Village with 22 units, Rotary Place with 10 units, and Bee Street Housing with 6 units) are at the very low income level, as published on Marin County’s list of affordable projects.

CHAPTER III – HOUSING NEEDS SUMMARY

A. Existing Housing Needs

State Housing Element Law requires the City to consider a wide range of factors that have an impact on housing supply, demand, and affordability, such as population and employment growth, the condition of the housing stock, and the needs of segments of the population with special needs, such as the elderly, persons with disabilities, and large families or single parent households. This chapter summarizes the key points of the City's existing housing needs; additional information is available in Appendix A – Housing Needs Assessment.

1. Population Projections and Employment Trends

Sausalito's population has remained relatively constant from 7,152 people in 1990 to 7,061 people in 2010. The age breakdown of the community's population in 2010 was strongly skewed towards those aged 25 and older. According to the Marin Commission on Aging¹, the greatest increases in population age groups in Marin County from 2000 to 2020 are expected to be persons 60 years or older. The 2010 Census shows that one quarter of Marin residents are 60 years of age or older, and about two-thirds of those aged 85 and older are women.

According to data compiled by ABAG for Bay Area Housing Elements (and based on the 2007-2011 American Community Survey²), 4,581 of Sausalito's 7,061 residents are employed, with approximately one-quarter employed in professional, management, scientific or administrative occupations. Other primary industries include education services (17%), finance and real estate (15%), manufacturing (8%), retail trade (6%), wholesale trade (6%), and other services (6%). information. The majority of employed Sausalito residents were employed by for-profit organizations (54%) or self-employed (23%).

The 2013 ABAG projections anticipate a slowing rate of job growth in Sausalito, with a projected 660 new jobs to be added between 2010-2020 to the existing employment base of 6,200 jobs, and just 320 new jobs to be added in the following 2020-2030 decade. In contrast, the ratio of jobs per households is expected to increase in Sausalito from 1:1.51 in 2010 to 1:1.63 in 2020. A highly skewed ratio often implies that workers must commute far from where they live, although a balanced ratio towards 1:1 does not necessarily guarantee a reduction in commute trips. Therefore, one focus of the Housing Element is to address the issue of matching housing costs and types to the needs and incomes of the community's employed residents.

¹ Marin Commission on Aging, [Marin County Area Plan for Aging 2009-2012](#)

²The American Community Survey (ACS) is a relatively new survey conducted by the U.S. Census Bureau. It uses a series of monthly samples to produce annually updated estimates formerly surveyed via the decennial census long-form sample. Because the ACS represents a sample rather than a complete census of the population, use of a five year average provides the most accurate data.

2. Summary of Housing Needs

The summary of existing housing needs is organized into four areas: housing availability, housing affordability, housing adequacy and special needs households. These needs are summarized in Table 3.1. Items 3 through 6 in this section explain the four areas in detail.

Table 3.1: Existing Housing Needs in Sausalito

Housing Availability			Housing Affordability		
Total Housing Units	4,536		Overpaying Households (>30% Income on Rent)		
Total Occupied Units	4,112		Total	1,655	40%
Owner-Occupied	2,088	51%	Renters	865	41%
Renter-Occupied	2,044	49%	- Low Income Renters (<80% AMI)	555	76%
Total Vacant Units	424	9.3%	Owners	790	39%
Owner Vacancy Rate	50	2.1%	- Low Income Owners (<80% AMI)	360	64%
Rental Vacancy Rate	140	5.8%			
Seasonal, Recreational	158				
Other Vacant	76				
Housing Adequacy			Special Needs Households/Persons		
Overcrowded Households (>1.01 Persons/Room)			Households with Seniors (65+)	1,083	26%
Renter	0	0%	- Senior Homeowners	820	(75%)
Owner*	15	<1%	- Senior Renters	263	(25%)
			- Seniors Living Alone	480	(45%)
			Disabled Persons	1,166	16%
Est. Substandard Units	5		Female-Headed Families	146	4%
			Large Households (5+ persons)	41	1%
			Farm/fishery workers	19	<1%
			Homeless Persons	23	<1%
*Severely Overcrowded (> 1.5 persons per room)					

Sources: 2010 U.S. Census; 2013 ABAG Data for Bay Area Housing Elements; Sausalito Building Department (Substandard housing units); 2013 Marin Point in Time Homeless Count.

3. Housing Availability

Sausalito's 2010 housing stock consists of 4,536 housing units, of which roughly half are single-family attached and detached homes and condominiums, and half are multi-family apartment units, duplexes and triplexes. Residential growth is limited -- the 2010 Census recorded a net increase of only 25 units during the past decade, with the 22 unit affordable senior project developed by Rotary Housing comprising the bulk of these new units. Two important forms of affordable housing in Sausalito – accessory dwelling units and liveaboards – have historically been undercounted by the Census, and are integral to the City's Housing Element sites strategy.

Sausalito is the only community in Marin County which evidenced a decline in its population between 2000 and 2010, decreasing four percent from 7,330 to 7,061. Today, 47 percent of Sausalito's households are single person households, and 26 percent of households are seniors (age 65 and above), contributing to an average household size of just 1.7 persons. Housing tenure in Sausalito is a balance between owners (51%) and renters (49%). While the 2010 Census identifies 424 units as vacant (9.3%), over one-third of the vacant units are seasonal or vacation homes. The vacancy rate among the City's owner housing is 2.1 percent, and 5.8 percent among the City's rental housing (2010 Census).

4. Housing Affordability

The level of overpayment is commonly used as a measure of housing affordability. Overpayment is defined by State and Federal standards as spending more than 30 percent of gross household income on housing. By this standard, an estimated 41 percent of renters and 39 percent of homeowners in Sausalito overpaid for housing in 2010. Among low income households (those earning less than 80 percent of the area median income, or AMI), 76 percent of low income renters overpaid and 64 percent of low income owners overpaid.

An assessment of the affordability of current market rents and housing prices in Sausalito reveals the following. Citywide apartment rents are above the level affordable to very low and low income households, making it difficult for lower income occupations such as home-health care providers, retail and restaurant workers, and childcare providers to rent in Sausalito. For-sale housing prices in Sausalito are well beyond the reach of moderate income households, impacting the ability of occupations such as school teachers, marine workers, and public safety personnel to purchase housing where they work.

Survey data on liveaboards and accessory dwelling units (ADUs) collected by the City in 2010 document that these forms of housing provide an important source of affordable housing in the community. Total liveboard housing costs (including berth rents; liveboard, parking and storage fees; utility costs; and pump out charges) fall well within the levels affordable to low income households in Marin County. And rental information on nearly 100 accessory dwelling units in Sausalito indicates 28 percent of rented ADUs are affordable to very low income households, 57 percent are affordable to low income households, and 15 percent are affordable to moderate income households. (Refer to Chapter IV – Housing Resources for the more detailed discussion of liveboard and ADU rents.)

5. Housing Adequacy

A common measure of housing adequacy and quality is the age distribution of the housing stock. Approximately 83 percent of the 4,396 housing units in Sausalito in 2010 were built before 1980. Of these units, more than 50 percent were built before 1960 and 25 percent were built before 1940. As a result, Sausalito's housing stock is old. A general rule in the housing industry is that structures over 30 years typically begin to show signs of deterioration and require reinvestment to maintain or upgrade their quality. However, despite the advanced age of the housing stock in Sausalito, the general condition of the units is very good due to ongoing repairs, maintenance, rehabilitation, and reconstruction. The City's Building Division has reported that there are five dwellings in Sausalito that are substandard and in need of repair and not currently under permit.

The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. The State defines an overcrowded unit as one occupied by more than 1.01 persons per room excluding bathrooms and kitchens. A unit with more than 1.5 persons per room is considered severely overcrowded. According to the 2007-2011 American Community Survey, there were an estimated 15 overcrowded housing units in Sausalito, all of which are owner occupied and classified as severely overcrowded (more than 1.5 persons per room).³



³ The American Community Survey generates household data based on sampling, and in instances where the universe being sampled is quite small, (such as overcrowded households in Sausalito), the results are subject to a high margin of error.

6. Special Needs Households

Certain segments of the community may have particular difficulties in finding decent, affordable housing because of their special needs and circumstances. In Sausalito, these special needs groups include seniors, persons with disabilities, single-parent and female-headed households, large households, farmworker households, marine workers, and the homeless.

a. Seniors

Seniors are a significant special needs group in Sausalito, with 21 percent of the City's population age 65 and above in 2010, nearly double the 11 percent share of seniors statewide. Over one-quarter of Sausalito's households are headed by seniors, with homeowners comprising three-quarters of the community's 1,083 senior households and renters comprising the remaining one-quarter. An estimated 480 seniors live alone (44% of senior households), approximately 40 percent are low income (<80% AMI) and 8 percent live in poverty.

With the overall aging of society and the community in Sausalito, the need for affordable and specialized housing for older residents will grow. The particular housing needs of this group include the need for smaller and more efficient housing, for barrier-free and accessible housing, and for a wide variety of housing with health care and/or personal services, including the provision of a continuum of care as elderly households become less self-reliant. Typical forms of housing to meet the needs of seniors include smaller attached or detached housing for independent living (both market rate and below-market rate); "granny" or "in-law" ADUs and housing where an in-home care-giver may reside; shared housing; age-restricted subsidized rental developments; assisted living facilities; and skilled nursing homes.

Low- and very-low-income seniors often cannot afford the cost of assisted living facilities in Marin. According to a report in 2009 by the Marin County Division of Aging, the average basic rent for assisted living was between \$3,500 to \$4,000 per month for a single bed (room, bathroom, and three meals a day). Personal care was an additional cost above the basic housing charge.

Sausalito has three small affordable housing projects for seniors. Bee Street Housing is owned and managed by the non-profit Ecumenical Association for Housing (EAH), and Rotary Village and Rotary Place are owned by Rotary Housing. The three facilities provide a total of 38 units of affordable rental housing for very-low income seniors.

b. Persons with Disabilities

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn income. Disabilities refer to mental, physical, or health conditions that last over six months. The most recent available data from the 2000 Census documented 1,166 persons with one or more disabilities in Sausalito, representing 16 percent of the population. Among the City's senior citizens (age 65 and over), 300, or one third, were identified as having a disability. Depending on the type and severity of disabilities, as well as personal preference and lifestyle, this group requires a wide range of housing types to serve its needs. The design of housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the considerations and accommodations important in serving the disabled population.

The Golden Gate Regional Center (GGRC) currently provides services to eight persons with developmental disabilities residing in the 94965 zip code, generating an estimated need for three housing units. The GGRC has identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes; inclusionary housing, and Section 8 rental vouchers.

Sausalito's Housing Element set forth several programs which seek to encourage and facilitate housing for persons with disabilities, enable group homes and ensure reasonable accommodation (9. Non-Traditional Housing Types, 10. Accessory Dwelling Units, 11. Junior Accessory Dwelling Units, 24. Reasonable Accommodation Procedures, 25. Universal Design/Visitability).

c. Large Households

Large households, defined as households with five or more persons, typically consist of families with children. The 2010 Census identifies 41 large households in Sausalito - 22 homeowners and 19 renters – representing just one percent of all households. The limited number of large households is not surprising as families with children comprise only ten percent of Sausalito's households. While large households are not a significant special needs group, the City is interested in providing a greater range of housing options to allow families to reside in the community.

d. Single Parent and Female-Headed Households

Single parent and female-headed households may have difficulty finding appropriately sized housing and need affordable housing with day care and recreation programs on-site or nearby, in proximity to schools and with access to services. Also, despite fair housing laws, discrimination against children may make it more difficult for this group to find adequate housing. Women in the housing market, especially the elderly, lower and moderate income individuals, and single-parents, face significant difficulties finding housing, and both ownership and rental units are extremely expensive relative to the incomes of many people in this population category. In 2010 there were 146 female headed householders in family households with no husband present, which amounted to 3.6 percent of the total number of households in Sausalito. Nearly half of these female-headed families (62 households) included children under the age of 18.

e. Farmworker (and Fishery Worker) Households

State law requires that jurisdictions evaluate the need for farmworker housing in the housing element. According to the US Census, the "farmworker" occupational category includes those working in the farming, fishing and forestry industries. In Sausalito, farmworkers are reflective of persons working in the fishing industry, and overlaps with the community's marine industry. There are no agricultural uses in Sausalito and, because lots tend to be small, the demand for landscape maintenance workers is small. Based on data from the 2007-2011 American Community Survey, ABAG identifies just nineteen persons employed in agriculture, forestry, fishing and hunting, which were likely those working within the fishing industry. Sausalito has a diversity of housing types, including houseboats and liveboards that could serve the needs of this special needs group.

f. Marine Workers

Marine workers are an integral part of the community's history and the working waterfront. Marine-related occupations including boat builders and boat repair workers, sailmakers, canvas workers, marine surveyors, harbor masters, ship mates, captains and merchant marines, among others. Many of Sausalito's marine workers reside on liveaboards, and the majority are lower income. The Galilee Harbor co-op was specifically established to provide an affordable liveboard community for Sausalito's artists and maritime workers, and since 2003 has provided 38 rent- and income-restricted berths. Support of similar and other affordable housing options consistent with existing zoning would help workers to locate in Sausalito, and showcase the skills of local marine workers.

g. Individuals and Families who are Homeless

Homelessness continues to be one of most visible reminders of the pressing needs facing families and individuals in marginal economic, housing, and health conditions. This population consists of a wide range of persons and families suffering from domestic violence, mental illness, substance abuse, and joblessness among a number of other conditions.

According to the 2013 Marin County *Point in Time Count of Homeless Persons*, there were 23 persons counted in Sausalito that met the Marin County Health and Human Services definition of "unsheltered" homeless.⁴ The *Point in Time Count* identified 368 unsheltered homeless Countywide, and a total of 933 sheltered and unsheltered homeless persons.

The nearest emergency shelters to Sausalito are located in Novato and San Rafael. The Fireside Apartments, located less than a mile away in Mill Valley, offers ten of its fifty units as permanent supportive housing for homeless families.

⁴ The County defines unsheltered as any person that resides in a place not meant for human habitation, such as a car, park, sidewalk, open space or on the street.

B. Future Housing Needs

State Housing Element law⁵ requires that each city and county develop local housing programs to meet its respective “fair share” of existing and future housing needs for all income groups, as determined by the jurisdiction’s council of governments. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of its resident population across all income categories, as well as the jurisdiction’s projected share of regional housing growth. Regional growth needs are units that need to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would need to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

The “fair share” allocations for Sausalito and other Bay Area jurisdictions are determined by the Association of Bay Area Governments (ABAG), based upon a regional housing need projection established by the State for the 2015-2023 Housing Element cycle. Using the state’s projection, ABAG distributed “fair share” allocations by income categories to each jurisdiction in the Bay Area. These allocations are referred to as the Regional Housing Needs Allocation (RHNA). The RHNA represents the minimum number of housing units each jurisdiction is required to accommodate. The jurisdiction needs to demonstrate in its housing element that it has “adequate sites” to accommodate its RHNA. The adequate sites analysis is one of the primary criteria necessary to achieve certification of a housing element by the State Department of Housing and Community Development (HCD).

Sausalito’s RHNA for the 2015-2023 planning cycle was established by ABAG at 79 housing units (refer to **Table 3.2**), allocated among the four income categories. State Housing Element law also requires an estimate of the future housing needs of “extremely low income households” (0-30% AMI) as a subset of very low income households (0-50% AMI). Extremely low income households comprise an estimated half of Sausalito’s very low income households, translating to 13 extremely low income housing units.

Table 3.2: City of Sausalito Regional Housing Needs Allocation 2015-2023

Income Level	Percent AMI	Housing Unit Growth Needs
Extremely Low	0-30% AMI	13
Very Low	31-50% AMI	13
Low	51-80% AMI	14
Moderate	81-120% AMI	16
Above Moderate	120%+ AMI	23
TOTAL		79

* Of the total 26 unit very low income RHNA allocation, half is allocated to extremely low income households, and half to very low income households.

⁵ Government Code 65580 et seq.



CHAPTER IV – HOUSING RESOURCES

An important component of the Housing Element is the identification of sites for future housing development, and an evaluation of the adequacy of these sites in fulfilling the City’s share of regional housing needs (RHNA). This “Housing Resources” chapter describes the resources available for development, rehabilitation, and preservation of housing in Sausalito, including sites for new housing; financial and administrative resources available to facilitate housing production and housing-related services; and opportunities for energy conservation in existing and new residential development as a means of reducing housing costs.

A. Sites to Accommodate the 2015-2023 RHNA

This section documents the methodology used to demonstrate the capacity of the City’s land supply for the 2015-2023 Housing Element planning period. The methodology recognizes Sausalito’s unique small-town character and the residents’ strong desire to preserve and strengthen the community’s history, character and overall sense of place.

The methodology for meeting the City’s regional housing needs allocation (RHNA) employs a balanced approach utilizing the full range of options allowed under State Housing Element law. HCD recommends that jurisdictions provide extra capacity in their site inventory to offset sites that may be developed at lower densities, and therefore a “buffer” is provided above the required RHNA. Sausalito’s sites strategy includes housing units built or issued building permits during the planning period, accessory dwelling units, liveaboards, and potential housing units on vacant and under-utilized parcels.

This strategy acknowledges the built-out, dense development pattern of the City, its unique demographics (very high percentage of single-person households), and significant physical constraints to the development of new residential and mixed-use projects (e.g., steep slopes, small lots, proximity to watercourses). **Table 4.1** summarizes the potential housing units and provides a comparison with Sausalito’s 2015-2023 RHNA. A list of sites with potential housing units is provided in Appendix C – Residential Sites Analysis.

Table 4.1: Potential Housing Units during 2015-2023 Planning Period

Income Levels	Very Low	Low	Moderate	Above Moderate	Totals	% Total Units
RHNA Targets	26	14	16	23	79	
R-1 District Capacity	0	0	0	19	19	8%
R-2-2.5 District Capacity	0	0	50	0	50	20%
R-3 District Capacity	21	11	27	0	59	24%
Commercial District Capacity (VMU)	20	10	21	0	51	20%
Future Liveboards¹	0	17	14	0	31	12%
Accessory Dwelling Units²	12	23	5	0	40	16%
Totals	53	61	117	19	250	
Buffer (Over/under RHNA):	27	47	101	-4	171	

¹Represents additional liveboard capacity in Sausalito Yacht Harbor pending issuance of BCDC permit and CUP by the City (refer to Housing Element Program #12)

²Represents 16 new ADUs and 24 amnesty ADUs (refer to Housing Element Program #10).



1. Vacant and Underutilized Land

State Housing Element law requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development must be used to identify sites that can be developed for housing within the planning period. In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, State Housing Element law provides for use of “default densities” to assess affordability. Based on its population, Sausalito falls within the default density of 20 units/acre for providing sites affordable to very low and low income households. For moderate income households, a threshold of 12 units/acre is used to reflect a reasonable density for achieving moderate income development.

Table 4.2: Acreage and Number of Parcels by Zoning District

Land Use Category	Zoning	No. of Parcels	Acreage	Average Density	Projected Dwelling Units
VACANT RESIDENTIAL SITES					
Very Low Density Residential	R-1-20	13	5.58	3.3 du/acre	13
Low Density Residential	R-1-8	1	0.22	4.6 du/acre	1
Medium Low Density Residential	R-1-6	5	0.65	7.8 du/acre	5
Medium High Density Residential	R-2-2.5	7	0.91	17.5 du/acre	14
High Density Residential	R-3	1	0.41	26.7 du/acre	11
Subtotal		27	7.76		44
UNDERUTILIZED TWO-FAMILY & MULTI-FAMILY SITES					
Medium High Density Residential	R-2-2.5	25	3.66	18.6 du/acre	36
High Density Residential	R-3	16	3.08	27.0 du/acre	48
Subtotal		41	6.74		84
UNDERUTILIZED MIXED USE SITES					
Neighborhood Commercial	CN-1	10	1.35	20.47 du/acre	25
Mixed Residential & Commercial	CR	9	1.12	25.3 du/acre	26
Subtotal		19	2.47		51
TOTAL		87	16.97		179

a. Residential Infill Sites

A review of all parcels within the City with residential zoning in place yields a total of **68** parcels that are considered good candidates for infill residential development (refer to **Table 4.2**). On these parcels, it is estimated that **128** new residential units could be built in the future under existing zoning regulations.

In order to assure a meaningful analysis, a number of filters were developed in order to identify only those properties that truly have realistic development potential. The filters indicate parameters below which development would likely be challenging and less feasible. Please see Appendix C – Vacant and Underutilized Sites Analysis for a more detailed explanation of each filter.

- Parcels of 40% average slope or more were excluded for R-2 and R-3 Districts as steeper slopes create more development constraints¹;
- All landlocked parcels were removed as access would be a challenge;
- Underutilized parcels with existing homes built after 1980 were removed;
- All parcels less than 3,000 square feet (s.f.) in size were removed as parcels that are too small present challenges meeting development standards;
- All parcels on the City’s List of Noteworthy Historic Structures were removed;
- All parcels on the City’s list of Constructed and Approved projects were removed to avoid double-counting;
- All parcels that could take on only one additional unit were included if there was relatively straightforward development potential. Lots that were included had underutilized portions, or had existing buildings where another floor could be added without conflicting with development standards, or had existing buildings that were dilapidated or abandoned;
- All parcels that had obvious parking constraints preventing the addition of units were removed; and
- Visual checks were made using Google Earth and Google Streetview, and site visits were made to all parcels listed, to ascertain the actual build out and visual conditions of buildings.

The City allows a fairly dense development pattern through the application of the zoning regulations which allow floor area ratios of 35% and 50%, front yard setbacks of zero feet (including corner lots), five foot side yard setbacks typically, and a height limit of 32 feet.



¹ One R-3 parcel with an average slope just slightly above the 40% threshold (40.7%) has been included in the sites inventory due to its larger size (.75 acres) and site access from two streets.

b. Commercial Infill Sites

As approximately one-quarter of the City's residential infill potential occurs within its commercial districts, it will be important that the City's standards facilitate residential mixed use. The following provisions currently encourage the integration of residential use within the CC, CR and CN commercial zoning districts:

- Allowances for residential housing on upper stories, up to the City's height limit of 32 feet, with commercial uses at ground level;
- Prohibition against conversion of existing residential uses to commercial (except in CC district where permitted with Minor Use Permit);
- Allowances for commercial and residential users to share their parking with a conditional use permit (CUP); and
- Allowances for tandem parking with a CUP.

The allowance for residential uses on upper floors of commercially-zoned property presents an ideal form of mixed-use infill development for the City to utilize its existing stock of parcels currently served by existing roads and utilities. Residents over ground-floor commercial provide passive security for the area, provide a built-in customer base, and create increased activity and vitality within commercial areas. This form of traditional mixed-use enhances the historic development pattern found in the commercial areas of the City where a number of apartments and flats exist above street level retail spaces.

Parcels with residential development potential in the CC, CN-1, and CR Zoning Districts were identified based on the following filters:

- Parcels of 40% slope were excluded as steeper slopes create more development constraints;
- All landlocked parcels were removed as access would be a challenge;
- All parcels less than 3,000 square feet (s.f.) in size were removed as parcels that are too small present challenges meeting development standards;
- All parcels that were deemed infeasible due to size, age and condition of existing buildings were removed;
- All parcels on the City's List of Noteworthy Historic Structures were removed;
- All parcels that had obvious parking constraints preventing the addition of units were removed;
- All parcels that were on the City's list of Constructed and Approved projects were removed to avoid double-counting; and
- Visual checks were made using Google Earth and Google Streetview, and site visits were made to all parcels listed, to ascertain the actual build out and visual conditions of buildings.

As depicted in **Table 4.2**, **19** parcels were identified as good candidates for mixed-use development under existing zoning designations. There are **51** potential units in this category. Some sites would support adding new residences by converting existing commercial space, constructing new upper levels, or above existing buildings, where other sites would involve a redevelopment of the site by demolishing existing buildings and erecting new buildings.

To better facilitate the provision of upper-story residential use above ground floor commercial, and encourage the integration of affordable units within market-rate projects, Sausalito's 2009-2014 Housing Element established new **Vertical Mixed Use (VMU)** requirements to be applied throughout the CN-1, CR and CC zoning districts. In July 2014, City Council adopted the following provisions within its Zoning Code to implement the VMU program:

- New construction of 2nd and 3rd stories is limited to residential use.
- A minimum of one unit must be affordable. Projects with 6 or more units must provide 20% affordable units.
- For rental units, the affordability is targeted at low income (up to 80% county median income) households.
- For ownership units, affordability targeted to moderate income (up to 120% county median income) households.
- Affordable units must have a minimum of two bedrooms to accommodate families.
- The affordable units must be deed-restricted for a period of not less than forty years.
- The conversion of existing upper story residential uses to commercial uses is prohibited.
- The Planning Commission may consider the following exceptions to the requirement that all uses located above the first level of existing and new structures be residential:
 - a. To allow the expansion of an existing business within the same or adjacent site
 - b. To provide for small commercial uses of less than 1,000 square feet
- The Planning Commission may consider the following exception to the requirement that all affordable units provide a minimum of two bedrooms:
 - a. To address physical site constraints which make units with two or more bedrooms infeasible whether affordable or market rate.

Incentives to foster the creation of upper story residential VMU units include:

- Raising the current Conditional Use Permit requirement for 4 or more residential units to 7 or more residential units.
- Allowance for commercial and residential users to share parking, and for tandem and off-site parking leases with a Minor Use Permit.
- Allowance for affordable units to vary in square footage, design and interior amenity within reason from non-affordable units.
- Reduction or waiver of certain application and development review fees for the affordable units.

An additional visual survey of all commercial parcels in the City in December 2011 showed that there were at least eight existing upper-floor commercial units with lease signs, and were suitable for conversion into housing.

None of the Commercial Infill Sites are located within the Marinship. Changes in land use within the Marinship are subject to the Fair Traffic Initiative, which may require a city-wide vote.



City Of Sausalito Residential and Commercial Sites Map

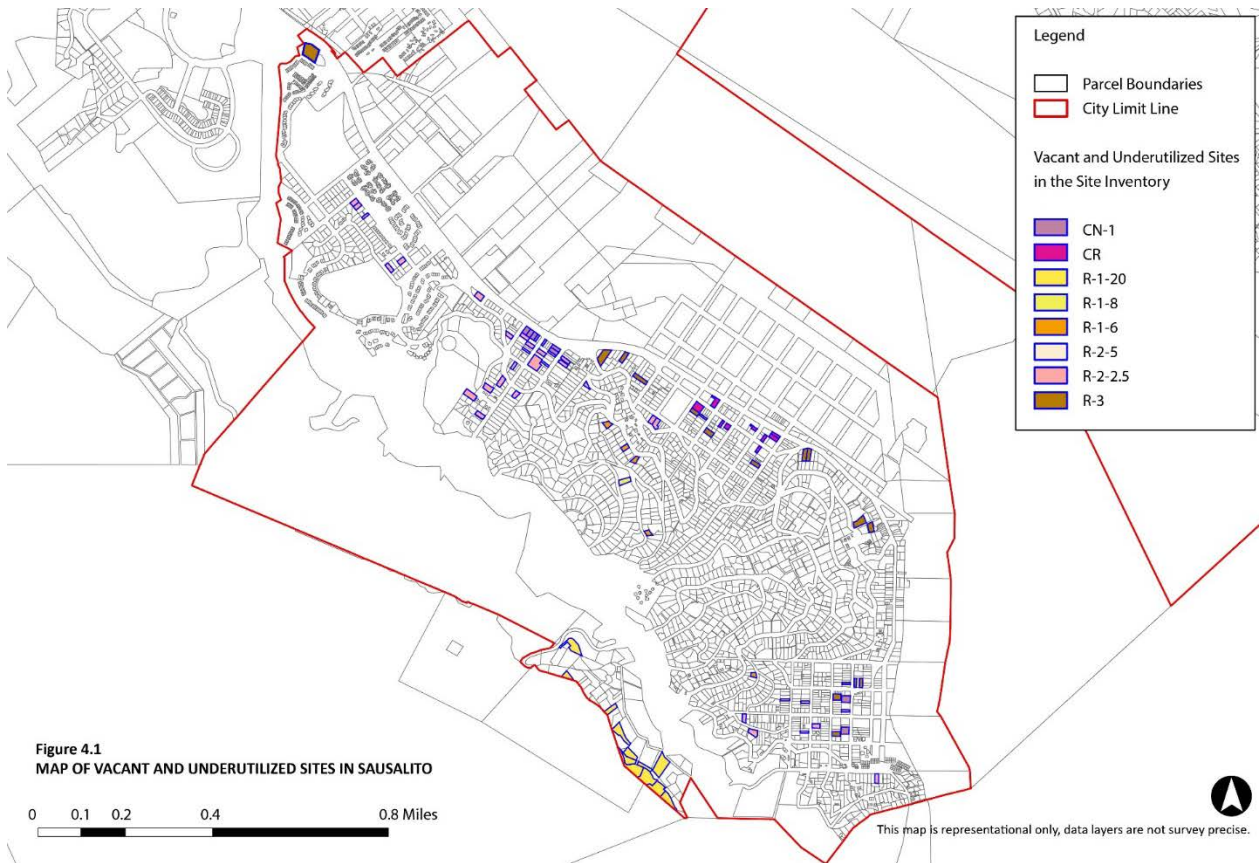


Figure 4.1
MAP OF VACANT AND UNDERUTILIZED SITES IN SAUSALITO

2. Liveboards

Sausalito has a long-standing tradition as a working waterfront with a vibrant marine culture that has defined the community for over 100 years. There are eight marinas in the City with over

1,500 vessels where several hundred boat owners reside on their boats as permanent “liveaboard” housing. In recognition of the important role liveaboards play in providing affordable housing for the community’s marine workers and other modest income residents, the San Francisco Bay Conservation and Development Commission (BCDC) and Sausalito Zoning Ordinance both allow for up to 10% of marina berths to be used as permanent liveaboard housing. The Environmental Protection Agency and the National Oceanic and Atmospheric Administration support the provision of liveaboards in well-managed marinas as an environmentally sustainable housing option.

In order to document the nature and affordability of liveaboards in Sausalito, the City conducted an anonymous survey of liveaboard tenants in Sausalito’s marinas in 2009. A total of 42 written surveys were completed, providing the following insights into Sausalito’s liveaboard population²:

- Liveaboard residents are generally not transient and tend to stay on their boats for extended periods of time. The average tenure of those surveyed was over 10 years, with 73% of respondents living on their boats at least the last five years.
- The overwhelming majority of liveaboards consider themselves permanent residents of their boats, and when asked whether they would prefer to spend their money on a boat or an apartment, 94% expressed a preference for living on board.
- In addition to lifestyle preference, many liveaboard tenants earn modest incomes and are only able to afford to live in Sausalito by living on their boats. The survey documents a median income of \$42,500 among liveaboards and the median cost of a berth at \$660, well below the \$2,400 average rent for a one-bedroom apartment in Sausalito.
- Nearly half of those surveyed (46%) were unsure whether they were “legal” liveaboards.
- While the majority (62%) of liveaboards are single-person households, 33% of survey respondents are two person households, and 5% are three person households. Roommates, couples and single-parent households typify Sausalito’s multi-person liveaboards.
- A large number of liveaboard residents are employed in marine-related occupations, and include boat builders and repair, sail makers, restorers of historic boats, maritime artists, marine surveyors, harbor masters, shipmates and boat captains, among others. Living on the water allows these marine workers to showcase their skills and to live near work opportunities.

For purposes of the 2015-2023 Housing Element site inventory, future liveaboard “sites” can be identified based on any unused liveaboard capacity within each marina as authorized under BCDC and City permits. Pursuant to direction provided by the State Department of Housing and Community Development (HCD), only that liveaboard capacity not previously counted in Sausalito’s prior Housing Element can be credited towards the City’s 2015-2023 RHNA. In addition, HCD has clarified that the “legalization” of existing liveaboards through issuance of a Conditional Use Permit (CUP) in marinas without City permits for liveaboards does not count towards the City’s RHNA.

² The complete results of the survey are published in the *Liveaboard Technical Report* dated May 25, 2011 and available at the Community Development Department and on the City’s website under the Housing Element link.

a. Liveaboard Affordability

The City’s liveaboard survey confirms that many liveaboard tenants earn very modest incomes (median income of \$42,500 among survey respondents) and are only able to afford to live in Sausalito by living on their boats. When asked what caused them to decide to become a liveaboard, 45% of survey respondents cited affordability as a primary factor.

In order to assess the affordability of liveaboard rents, the City compiled data on monthly berth rents as reported in the survey of liveaboard residents, and conducted follow-up interviews with marina operators to more precisely define total monthly housing costs (liveaboard, parking and storage fees; utility and propane costs; and pump out charges).³ Adding these additional housing costs to the berth rents identified in the liveaboard surveys results in total monthly housing costs ranging from \$825-\$1,415 for one person households, and from \$1,000-\$1,675 for two person households. As indicated in **Table 4.3**, these total liveaboard housing costs fall well within the levels affordable to low income households in Marin County. In order to provide a conservative estimate of affordability for the RHNA and account for other potential costs such as boat maintenance, taxes and insurance, a portion of the projected new liveaboards in Sausalito will be assumed to be affordable at the moderate income level.

Table 4.3: Liveaboard Rents and Affordability

Household Size	Total Monthly Housing Costs (e.g., berth rent, liveaboard fee, parking, storage, pump out, and utilities)		Max Affordable Housing Cost to Low Income
	Range	Median	
1	\$825 - \$1,415	\$1,000	\$1,500
2	\$1,000 - \$1,675	\$1,500	\$1,710

Source: City of Sausalito *Liveaboard Technical Report*, May 25, 2011; State Income Limits for 2011 (Marin County).

Note: Does not include rent restricted berths in Galilee Harbor.

One of the City’s marinas – Galilee Harbor – is a member-run cooperative maintained as an affordable housing community with rent and income restrictions. The Galilee Harbor Community Association (GHCA) was formed in 1980 by boatworkers and artists who lived in vessels on and near the historic Napa Street Pier in response to development proposals which would uproot their long-term liveaboard community. After prolonged negotiations, GHCA received BCDC and City permits for a live-aboard marina providing low-cost housing to artists and maritime workers, thereby helping to preserve the working Sausalito waterfront. As member boats moved in to the 38-slip marina in 2003, Galilee is counted as an approved project under the prior planning period (refer to Table 4.1).

Income and affordability restrictions at Galilee Harbor are governed by the Memorandum of Understanding between GHCA, BCDC and the City, as well as affordability restrictions imposed by the various sources of public funds used to build the marina, including Federal Home Loan

³ Mortgage costs were not included as the majority of liveaboards own their boats, as confirmed by the liveaboard survey which documents 90% of respondents own their boats.

Bank AHP funds, Marin County CDBG funds, and Marin Community Foundation funds. In aggregate, the income restrictions at Galilee are as follows:

- Minimum 5 berths – extremely low income (<30% AMI)
- Minimum 7 berths – very low income (<50% AMI)
- Minimum 15 berths – low income (<80% AMI)
- Up to 7 berths – moderate income (<120% AMI)
- Up to 4 berths - unrestricted

While 11 of Galilee’s 38 berths are not restricted to low income occupancy (either moderate income or unrestricted income), based on discussions with Galilee’s marina manager and market rents at other marinas, rent levels still fall within levels affordable to low income households. The non-profit housing corporation EAH conducts annual income certification of tenants in Galilee to ensure continued compliance with the Memorandum of Understanding.

Zoning Ordinance Section 10.44.170.H regarding liveaboards states: “As vacancies occur, marina operators shall give preference to qualified low and moderate income tenants until such tenants constitute at least 50% of the liveaboard vessels in the marina.” The liveaboard program in the Housing Element calls for monitoring and enforcement of these provisions as part of the liveaboard Conditional Use Permit.

b. Future Liveaboard Capacity

Similar to residential sites capacity under zoning, several marinas have additional capacity within their existing berths for liveaboards as authorized by BCDC and the City. As illustrated in **Table 4.4**, BCDC has authorized 201 liveaboards within five marinas in the City whereas 146 permitted liveaboards currently exist in these marinas, providing capacity for 55 additional liveaboards. Given the rent structure in these marinas, it can be assumed the majority of future liveaboards will continue to provide affordability to low income households, with the balance falling well within the levels affordable to moderate income households in Marin County.

Table 4.4: Additional Liveaboard Capacity in Permitted Marinas

Marinas with BCDC Permits	Authorized Liveaboards under BCDC Permit	Existing Permitted Liveaboards	Additional Liveaboard Capacity
Pelican Harbor	9	9	0
Sausalito Yacht Harbor	62	31	31
Galilee Harbor	38	38	0
Schoonmaker Marina*	20	16	4
Clipper Yacht Harbor*	72	52	20
Totals	201	146	55
Additional Liveaboard capacity included in 2015-2023 Housing Element sites inventory			31

Source: San Francisco Bay Conservation and Development Commission (BCDC) December 2011; City of Sausalito *Liveaboard Technical Report*, May 25, 2011.

*The unused liveaboard capacity in these two marinas has been counted in Sausalito's 2009-2014 Housing Element and can not therefore be counted again in the 2015-2023 Housing Element.

Two of the marinas with unused liveaboard capacity (Clipper Yacht Harbor and Schoonmaker Marina) have the necessary permits in place and can accommodate a combined total of 24 additional liveaboards at any time; the unused liveaboard capacity in these two marinas has already been credited towards the RHNA in Sausalito's prior Housing Element and can not be counted again in the current Element. The BCDC permit for the third marina with additional liveaboard capacity (Sausalito Yacht Harbor) currently authorizes 5%, or 31, liveaboard berths; BCDC indicates the permit can be amended to increase liveaboard berths to 10% upon the owner's request and demonstration of compliance with the San Francisco Bay Plan and Richardson's Bay Plan policies and requirements. The City has reviewed the requirements of these Plans with representatives of Sausalito Yacht Harbor, and they believe they can meet the requirements and have indicated they will be moving forward with an amendment to their BCDC permit to increase their liveaboard capacity to 10%, and in conjunction, will obtain the necessary CUP from the City. (Refer to Housing Element Program #12 that sets forth the City's objective to complete the required BCDC and City permitting by 2016 to accommodate 31 additional liveaboards in Sausalito Yacht Harbor).

c. Summary of Liveaboard RHNA Credits

Based on the preceding analysis, **Table 4.5** summarizes the number and affordability of liveaboards that can be credited towards the 2015-2023 RHNA:

Table 4.5: Summary of Liveaboard RHNA Credits

	Total Liveaboard Units	Affordability Category	
		Low	Moderate
Additional Liveaboard Capacity	31	17	14

3. New and Existing Accessory Dwelling Units

The Housing Element continues to allow the creation of new accessory dwelling units (ADUs) as a form of small scale, contextual infill development that will provide an affordable housing type throughout the City. Due to the City’s very high percentage (47%) of single person households, this strategy is ideally suited to Sausalito.

a. Accessory Dwelling Unit Survey

ADUs, also referred to as second units, are small, self-contained dwelling units that provide a kitchen, bathroom and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small detached unit located in the rear yard or above a garage. ADUs can provide affordable rental options for smaller households, such as caregivers or the elderly parents of the primary homeowner, and can provide rental income for the homeowner.

While Sausalito adopted a zoning regulation in 1984 prohibiting the development of ADUs in all residential zone districts, the City recognizes the existence of hundreds of ADUs in the community illegally built without permits. In order to collect information on the extent and nature of ADUs for the Housing Element, in 2010 the City mailed surveys to all 3,200+ residential property owners in the City. A total of 715 of these postage-paid, anonymous questionnaires were completed and returned. The results of the ADU survey can be summarized as follows (refer to March 28, 2011 *ADU Single-Family and Multi-Family Technical Reports* on City website):

Property Owners with an Existing ADU

- 108 respondents (15% of total) indicated they currently have an ADU on their property
- Nearly half (46%) of respondents with an ADU said they would apply for amnesty if the City adopted an amnesty program to legalize unpermitted ADUs, 6% said they would not apply for amnesty, 26% said they were not sure, and 22% said amnesty did not apply (ADU likely built prior to the 1984 regulation prohibiting ADUs)
- Two-thirds of respondents indicated their ADU was currently occupied, and three-quarters of respondents indicated their ADU was rented to a tenant.
- 97 respondents provided information on the rents charged for the ADU. 28% of rents were within the level affordable to very low income households, 57% were affordable to low income households, and 15% were affordable to moderate income households.
- While the majority of existing ADUs (88%) are suitable for one and two person households, 12% of respondents identified their ADU as having two or more bedrooms, a suitable size for small family households.

Table 4.6: ADU Rents and Affordability

Bedrooms	Very Low Income		Low Income		Moderate Income	
	Max Affordable Rent	# ADUs	Max Affordable Rent	# ADUs	Max Affordable Rent	# ADUs
Studio/One	\$935	26	\$1,500	52	\$2,135	13
Two	\$1,070	1	\$1,710	3	\$2,440	2
Total		27		55		15
Rent Distribution		28%		57%		15%

Property Owners without an Existing ADU

- 606 survey respondents indicated they do not currently have an ADU on their property.
- 62 (10%) of respondents indicated they have an existing structure on their property that could potentially be converted into an ADU.
- 186 respondents (31%) indicated they have at least 500 square feet of undeveloped space on their lot which could potentially accommodate an ADU.
- 115 respondents said they would be inclined to build an ADU if City regulations permitted, representing 19% of non-ADU property owners.
- Among those respondents who had considered building an ADU or incorporating one into their house, the primary reason was for extra income, followed by having a location for relatives to live. Other responses included having space for a live-in caregiver and space for relatives visiting from out of town.

In summary, the community has come to recognize ADUs as a low impact approach to addressing a portion of the community’s lower income housing needs, and in November 2012, the Sausalito City Council adopted Accessory Dwelling Unit Regulations (Zoning Code Section 10.44.080) to encourage the provision of new ADUs through a ministerial approval process, and to enable the legalization of existing ADUs through an amnesty program.

b. New Construction of Accessory Dwelling Units

The City’s survey indicated a strong interest by property owners in building an ADU, and illustrates the physical capacity of adding a detached unit on nearly one-third of respondents’ parcels. Given the City’s very high percentage (47%) of single person households, combined with the high incidence of senior households (26%), ADUs are a good match for the City’s housing needs; allowance for two bedroom ADUs also helps to address the needs of small families. The City’s adopted Accessory Dwelling Unit regulations, described in detail in Appendix B - Housing Constraints, both encourage and facilitate the provision of ADUs and promote quality design and neighborhood compatibility.

Given the strong demand for ADUs, the demonstrated capacity to provide such units, and the City’s recent track record (six new ADUs received building permits in the first 18 months of Sausalito’s ADU ordinance), the City’s objective will be to achieve the creation of a minimum of 16 new ADUs (two per year) during the 2015-2023 planning period. The affordability of the projected 16 ADUs is based on rent levels from the City’s ADU survey as follows:

Table 4.7: 2015-2023 Objectives for New Accessory Dwelling Units

	Total	Income Category		
		Very Low	Low	Moderate
Number of New ADUs	16	5	9	2
% by Income Category	--	28%	57%	15%

c. Registration and Amnesty for Existing Accessory Dwelling Units

Given the existence of possibly hundreds of accessory dwelling units in the community built illegally which may or may not meet basic health and safety guidelines, the City’s adopted Accessory Dwelling Unit regulations included provisions for an amnesty program to legalize these units, bring them into the official housing stock to contribute towards meeting regional housing needs allocation (RHNA), and make them safe and sanitary for current and future

tenants. The City's amnesty program was in effect from January 2013-March 2014, and was highly successful, with 14 previously unpermitted units not counted in the 2000 Census being brought up to Code and credited towards Sausalito's 2009-2014 RHNA. At the conclusion of the amnesty program on March 31, 2014, an additional 44 units had submitted applications for amnesty and were going through the staff review and permitting process. To the extent these existing ADUs can be brought up to Code and meet the City's amnesty requirements, including documentation that they were not counted in the Census, they will be credited towards Sausalito's future 2015-2023 RHNA.

Even with the success of Sausalito's first amnesty program, the City is aware that a significant number of unpermitted ADUs remain in the community. The City's goal is to legalize and bring as many unpermitted ADUs up to Code as possible, and has thus included a program in the Housing Element to initiate a second amnesty program in 2015. The objective for the 2015-2023 Housing Element is to legalize a minimum of 24 existing ADUs, bringing them into the City's official housing stock, reporting them to the State Department of Finance, and crediting towards the City's RHNA⁴. The affordability of the projected 24 amnesty ADUs is based on rent levels from the City's ADU survey as follows:

Table 4.8: July 2014-2023 Objectives for Accessory Dwelling Units under Amnesty Program

	Total	Income Category		
		Very Low	Low	Moderate
Amnesty Permits	24	7	14	3
% by Income Category	--	28%	57%	15%

⁴ To receive RHNA credit, ADUs under the future amnesty program would be subject to the same provisions as the initial program, as applied to the 2015-2023 planning period: documentation the unit did not have an individual address as of the 2010 census, does not have a permit of record, and was constructed prior to January 1, 2014.

4. Residential Development Potential Compared to the RHNA

As detailed earlier in **Table 4.1**, the City’s residential development potential during the planning period is comprised of the following:

- 128 residential units from unmet capacity in residential zoning districts, within the current General Plan and zoning framework,
- 51 residential units from unmet capacity in mixed-use zoning districts, within the current General Plan and zoning framework,
- 31 liveaboards from the unused capacity in Sausalito Yacht Harbor,
- 16 new Accessory Dwelling Units (ADUs), and
- 24 existing ADUs legalized and permitted under an amnesty program.

In total, the City’s site inventory provides for 250 units. In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, affordability for vacant and underutilized sites is based on “default densities” of 20 units/acre for very low and low income households for sites that can accommodate a minimum of six units, with smaller 20+ unit/acre sites and sites with minimum 12 unit/acre densities attributed to moderate income households; affordability for liveaboards is based on the surveys of liveboard tenants and marina rents, with a portion of future liveaboards attributed towards moderate income; and affordability for accessory dwelling units is based on rents levels documented in the City’s ADU survey. As summarized in **Table 4.9** below, the City has provided adequate sites to address its 2015-2023 RHNA of 79 units, for all income categories, providing a 215% buffer above its minimum RHNA requirement. The City aims to further encourage and facilitate the production of affordable units throughout the community through implementation of the policies and programs set forth in Chapter II – Housing Plan.

Table 4.9 Comparison of RHNA and Sites Inventory

	Very Low	Low	Moderate	Above Moderate	TOTALS
2015-2023 RHNA	26	14	16	23	79
Residential Sites Inventory	53	61	117	19	250

5. Availability of Infrastructure and Public Services

Sausalito is an urbanized community therefore land designated for residential use can be linked up to the existing infrastructure grid easily, including sewer and water lines, streets, storm drains, telephone, electrical and gas lines. The Sausalito-Marin City Sanitary District provides the City's sewer needs, and Bay Cities Refuse serves the garbage removal function, with fees based on volume. The Marin Municipal Water District provides Sausalito with its water supply, with most of the water coming from rainfall collected in Marin reservoirs. There is no shortfall anticipated during the 2015-2023 planning period in the ability of these districts to provide these necessary public services.

However, Sausalito's sewer infrastructure system is old and in need of repair. The City has over 27 miles of sewer pipe, some over 60 years old. In recent years, the antiquated pipes have caused sewage spills, releasing raw sewage into Richardson's Bay. In April 2008, the U.S. Environmental Protection Agency (EPA) issued an Administrative Order mandating that the City assess, repair, or replace its aging sewer pipes. In addition, the City was sued by Northern California River Watch for violations under the Clean Water Act. In November 2008, the City reached a settlement with River Watch. The City is implementing plans to upgrade its antiquated sewer system, complying with terms laid out by EPA and River Watch. To fund the estimated \$7.6 million upgrade, sewer fees were increased in 2009.

In addition to improving the City's sewer lines, the City must also explore strategies to hasten the repair of private lateral sewer pipes on private property. Every residence has a private lateral sewer line connecting to a city sewer line. Unfortunately, many of these private laterals are also in need of repair, and add stress to the current sewer system.

The City has put various programs in place, such as assessment and mandated repair of private sewer lateral lines when a property is sold. Still, by some estimates this strategy alone would take 60 years or more to adequately address the private lateral sewer line problem. As a result, the City continues to explore additional programs and options for private lateral sewer pipe repair.

Research is also on-going regarding the sanitation conditions and practices of marinas in the City. Detailed documentation on these practices is not readily available at the time of writing, however, the City recognizes the importance of preventing pollution to the waterways and the Bay, and will continue working with relevant agencies such as BCDC to ensure that the marina and harbor activities remain sustainable. Direct discharge of effluent into Richardson's Bay is a misdemeanor. There are also organizations that seek to provide environmentally clean facilities to the boating community and protect waterways from pollution. The Richardson's Bay Regional Agency (RBRA), in co-operation with the Department of Boating and Waterways, operates sewage pump-out services for Richardson's Bay area marinas and anchored vessels. Another example is Clean Marina, and the Clipper Yacht Harbor is a certified Clean Marina under their program. It is in the City's interest to ensure that the new implementing program to permit the marinas would involve conditions for meeting certain sanitary standards.

B. Financial Resources

The extent to which the City can achieve its Housing Element goals and objectives is due in some part to the availability of financial resources for implementation. Below is a summary of major sources of existing and potential funding available to carry out housing activities.

1. Local Programs

a. Affordable Housing Fund

Chapter II of the Housing Element sets forth an implementing program to establish an Affordable Housing Fund that will be used to construct or help leverage construction of affordable housing. Potential Fund resources include: in-lieu fees from an Inclusionary Housing Program; in-lieu fees on small condominium conversions (three to four units); in-lieu fees for development of single-family units in multi-family zones; and commercial in-lieu fees. Implementing regulations will be established to manage the Fund and establish parameters for allocation of funds towards projects. This program will move forward once a funding source have been identified, and will coincide with the collection of fees.

b. Marin Workforce Housing Trust

The Marin Workforce Housing Trust is a public/private partnership that has been created to meet the challenges of housing affordability for workers in Marin County. Through a revolving loan fund, the Trust provides low-interest rate loans to nonprofit and for-profit developers who are constructing homes affordable to lower income families, as well as special needs populations. Every dollar that is contributed to the Housing Trust is matched by both the Marin Community Foundation and the County of Marin, thereby tripling the value of each donation.

c. Community Development Block Grant (CDBG)

Sausalito is a participating city in Marin County's Community Development Block Grant (CDBG) program, and is thus income qualified residents are eligible for participation in several of the County's CDBG programs, including the Residential Rehabilitation Loan Program and Home Connection of Marin matching services for home seekers and people interested in sharing their homes.

d. Section 8 Rental Assistance Program

The Section 8 Rental Assistance Program extends rental subsidies to very low-income households (50% AMI), offering a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (i.e., 30% of household income). The program is administered by *Marin Housing*. Given the significant gap between market rents and what very low income households can afford to pay for housing in the City, Section 8 plays a critical role in allowing such households to remain in the community. Several of liveaboard residents receive Section 8 assistance.

2. State Programs

The State Department of Housing and Community Development (HCD) administers more than 20 programs that award loans and grants for the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for lower income workers. Most of these programs award points for jurisdictions with an adopted housing element found in substantial compliance by HCD. The following highlights several of the State's programs with potential relevance in Sausalito:

a. Building Equity and Growth in Neighborhoods (BEGIN) Program

The BEGIN Program is a homeownership program providing grants to local governments that reduce regulatory constraints to housing. Grants are provided for down payment assistance to low- and moderate-income first-time homebuyers.

b. Infill Incentive Grant (IIG) Program

The IIG Program provides funds for infrastructure improvements necessary to facilitate new infill housing development.

c. HOME Investment Partnership Programs (HOME)

The HOME Program provides grants to cities, counties, and Community Housing Development Organizations (CHDOs) for housing rehabilitation, new construction, and acquisition and rehabilitation for both single-family and multi-family housing projects serving lower income renters and owners.

d. Housing Enabled by Local Partnerships (HELP) Program, California Housing Finance Agency

The HELP Program and the Residential Development Loan Program (RDLP) offer reduced rate loans to local government entities for locally determined affordable housing activities and priorities (acquisition, construction, rehabilitation, single-family homeownership, or preservation of multi-family and special needs units).

e. Local Housing Trust Funds (LHTF)

State funding is available to assist existing and new Local Housing Trust Funds (LHTFs). The State will provide matching grant funds to LHTFs. Approved activities include development of affordable multi-family rental and ownership housing and emergency shelters. New Local Housing Trust Funds that are in a county with a population of less than 425,000 persons will be given priority for receiving funding during each of the NOFA rounds.

f. Multifamily Housing Program (MHP)

Provides deferred payment loans to assist the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. The conversion of non-residential structures to rental housing are also eligible.

C. Administrative Resources

The Bay Area is home to numerous nonprofit housing developers who have produced thousands of high-quality affordable housing projects over the past 40 years. These non-profit agencies can serve as resources in helping Sausalito to address its housing needs, and in the implementation of its Housing Element programs.

In Sausalito, two non-profits have a track record of developing and managing successful affordable housing projects – Rotary Housing and EAH. The recently incorporated Sausalito Village can also serve as a resource to the City in implementing its senior-oriented housing programs. The Nonprofit Housing Association of Northern California (NPH) serves as a local networking agency, advocacy group and resource organization for affordable housing developers in the Bay Area.

The key to the success of non-profit developers lies in three areas: first, in their ability to draw upon a diversity of funding sources and mechanisms to make their developments work financially; second, in their commitment to working cooperatively and constructively with the local community, including local officials as well as neighborhood residents; and third, in their long-term commitment to ensuring excellence in design, construction and management of their developments, creating assets that are valued by the people who live in the developments as well as their neighbors and others in the community.

D. Opportunities for Energy Conservation

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. Nationwide, the building industry accounts for:

- ✓ 65 percent of electricity consumption
- ✓ 30 percent of greenhouse gas emissions
- ✓ 30 percent of raw materials use
- ✓ 30 percent of landfill waste
- ✓ 12 percent of potable water consumption

Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings. Some local jurisdictions have not only adopted similar standards for their public buildings, but have also required LEED certification for larger commercial and residential developments.

LEED certification building standards are one piece of a coordinated green building program. In an effort to promote green buildings, cities are adopting green building programs. Most local building standards already consider energy and stormwater issues. In addition, many jurisdictions have programs related to energy, recycling, water conservation, stormwater management, land use, and public health. However, these programs are often overlapping and

uncoordinated. One of the primary goals behind establishing a green building program is to create a holistic and integrated design approach to green building.

A green building program considers a broad range of issues, including community and site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources, are healthier for people, and reduce harm to the environment.

Both the public and private sectors currently offer grants, refunds, and other funding for green building. In addition, developments built to green standards assist both the owners and tenants with energy and maintenance costs over time. The following presents a variety of ways in which Sausalito can promote energy conservation and green building:

- ✓ Develop green (energy-efficient and environmentally-sensitive) building standards for public buildings.
- ✓ Provide incentives, such as expedited plan check, for private developments that are building green.
- ✓ Encourage higher densities and mixed use development within walking distance of commercial, thereby reducing vehicular trips and reducing greenhouse gas emissions.
- ✓ Promote financial resources available through the California Energy Commission for use of solar panels.
- ✓ Provide resource materials and training opportunities regarding green building and energy conservation.
- ✓ Apply green building criteria to rehabilitation of single and multi-family buildings.

As part of the Housing Element, Sausalito will adopt and implement green building regulations consistent with the State Green Building Code in 2015. The adoption of these measures emphasizes the City's leadership role in encouraging "green" building techniques.

In addition, the City's Sustainability Committee will serve as an advising body to provide guidance to advise property owners, architects, designers, and builders of the green building regulations and other similar construction practices. The Sustainability Committee will continue its role as a resource for waste, recycling, energy conservation, and various environmental concerns while establishing environmental health goals for the City.

The City also plans to adopt a Climate Action Plan (CAP) that will work with the City's existing policies to address greenhouse gas emissions. The CAP should specifically identify policies applicable to existing housing types and unique conditions present in Sausalito.

The community will continue to emphasize liveaboards and accessory dwelling units, both of which create a reduced environmental footprint in comparison to larger types of housing. These housing types are recognized by the Environmental Protection Agency and the National Oceanic and Atmospheric Administration as environmentally sustainable housing options.

1. Energy Conservation Programs Offered through Local Utilities and Organizations

Utility rebate programs and energy audits are available through Marin County and Pacific Gas and Electric, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for State sponsored energy and weatherization programs. The City will be pro-actively publicizing these programs on the City's website to promote rehabilitation assistance in the City, and also among the liveaboard community in permitted marinas.

Some non-profit organizations also provide free energy audits. Berkeley-based Rising Sun Energy organization offers free home energy audits to Marin County residents. This program hires youth professional Energy Specialists to conduct the audits and offer tips and suggestions for improving energy efficiency.

2. Pacific Gas & Electric

Pacific Gas & Electric (www.pge.com) provides both natural gas and electricity to residential consumers in Marin County, including Sausalito. The company provides a variety of energy conservation services for residents and PG&E also participates in several other energy assistance programs for lower-income households, which help qualified homeowners and renters conserve energy and control electricity costs. These include the following:

- **The California Alternate Rates for Energy (CARE) Program** – Provides a 20 percent monthly discount on gas and electric rates to income qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.
- **The Relief for Energy Assistance through Community Help (REACH) Program** – Provides one-time emergency energy assistance to low income customers who have no other way to pay their energy bill. REACH aims to assist who are in jeopardy of losing their electricity services, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs. Customers who have experienced an uncontrollable or unforeseen hardship may receive an energy credit up to \$200.
- **The Balanced Payment Plan (BPP)** – Designed to eliminate big swings in a customer's monthly payments by averaging energy costs over the year. On enrollment, PG&E averages the amount of energy used by the household in the past year to derive the monthly BPP amount. PG&E checks the household's account every four months to make sure that its estimated average is on target. If the household's energy use has increased or decreased dramatically, PG&E will change the amount of monthly payment so that the household does not overpay or underpay too much over the course of a year.
- **The Low-Income Home Energy Assistance Program (LIHEAP) Block Grant** – Funded by the federal Department of Health and Human Services, it provides two basic types of services. Eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings,

and/or have their dwellings weatherized to make them more energy efficient. This is accomplished through these three program components:

- The Weatherization Program provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather-stripping, minor home repairs, and related energy conservation measures.
 - The Home Energy Assistance Program (HEAP) provides financial assistance to eligible households to offset the costs of heating and/or cooling dwellings.
 - The Energy Crisis Intervention Program (ECIP) provides payments for weather-related or energy-related emergencies.
- **The Family Electric Rate Assistance (FERA) Program** – PG&E’s rate reduction program for large households of three or more people with low- to middle-income. It enables low income large households to receive a Tier 3 (131 percent to 200 percent of baseline) electric rate reduction on their PG&E bill every month.
 - **Medical Baseline Allowance Program** – PG&E offers additional quantities of energy at the lowest (baseline) price for residential customers that have special medical or heating/cooling needs.

In addition, PG&E launched a campaign to hand out one million compact fluorescent light bulbs (CFLs) as part of Energy Star’s “Change a Light, Change the World” campaign in October 2007 (<http://www.pge-cfl.com/>). PG&E is also educating its customers on how to work directly with manufacturers and retailers to discount the bulbs at the point of sale and are working with state and local governments to promote fluorescent lamp recycling through the California Take-It-Back Partnership (<http://www.dtsc.ca.gov/TIB/index.cfm>).

3. Marin Energy Authority

The Marin Energy Authority (MEA) is a not-for-profit public agency formed by the County of Marin and eight other towns and cities. MEA administers the **Marin Clean Energy** program by partnering with PG&E, to deliver green energy and reduce greenhouse gas emissions in Marin County. MEA purchases power from clean, renewable sources, and the power is delivered to residential and business customers through PG&E’s power distribution system.

Marin Clean Energy is offered at two tiers. The first is known as ‘Light Green’, which delivers State certified 27% renewable energy procured from wind, solar, and biomass projects in northern California, Oregon, and Washington. The second tier is called ‘Deep Green’ and offers 100% renewable energy, produced entirely by non-polluting, renewable sources such as water, wind, and sunlight by projects in California and the western United States.

Marin Clean Energy was launched in 2010 and is rolling out in phases. Residents, commercial and municipal customers in Marin County incorporated jurisdictions, including those in Sausalito, are automatically signed up for the program. These customers will receive notices informing them of their pending enrollment, but may also choose to opt out.

APPENDIX A – HOUSING NEEDS ASSESSMENT

A. Introduction

The Regional Housing Needs Allocation (RHNA) is a state-mandated process which determines the quantity and affordability of housing for which a community must plan. The California Department of Housing and Community Development assigned the Bay Area a housing needs allocation of 187,990 for the 2015-2023 planning period. Of this figure, 2,298 units were allocated to Marin County for the planning period (roughly 287 a year) through distribution formula developed by the Association of Bay Area Governments. Of this figure, 79 units were allocated to the City of Sausalito. Table A.1 presents Sausalito’s RHNA allocation allocated among the four income categories.

Table A.1: Sausalito 2014-2022 RHNA Allocation

Housing Income Limits and Needs (Based on Median Income of \$103,000)	
	Housing Units
Very Low (<50% Median Income)*	26
Low (<80% Median Income)	14
Moderate (<120% Median Income)	16
Above Moderate (> 120% Median Income)	23
Total Allocation	79

*Of the City’s total 26 unit very low income RHNA allocation, half is allocated to extremely-low income households (13 units), and half to very low income households (13 units).

Source: ABAG 2013

Assembly Bill 1233, which took effect on January 1, 2006, requires local governments which failed to identify or make adequate sites available in the prior planning period to “carry over” any unaccommodated RHNA need.

Sausalito has fully addressed its prior 2009-2014 RHNA for 165 units and thus has no RHNA carry-over into the 2015-2023 planning period. It should be stressed that Sausalito is required to demonstrate that 79 units in various income categories can be accommodated.

In developing its plan the city is required to consider a wide range of factors that have an impact on housing supply, demand, and affordability, such as population and employment growth, the condition of the housing stock, and the needs of segments of the population with special needs, such as the elderly, persons with disabilities, and large families or single parent households.

Much of the data in this report is taken from the 2010 US Census, with 2008-2012 American Community Survey (ACS) information incorporated as available, and projections and estimates by the Association of Bay Area Governments (ABAG). Some projections extend 25 years into the future, to 2040.

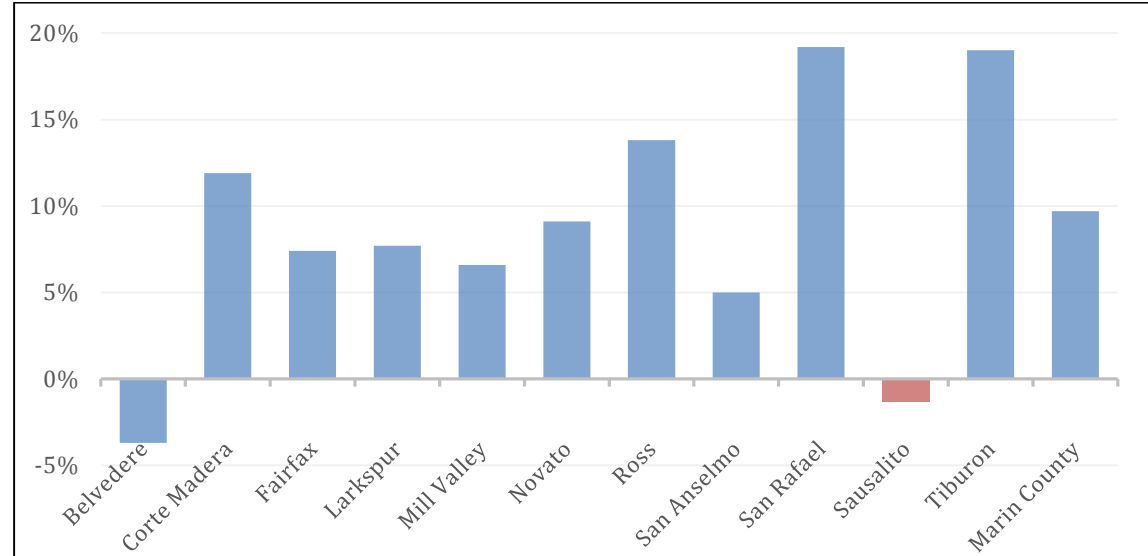
B. Existing Housing Need

1. Population and Employment

a. Population Trends and Projections

The census documents that the population of Sausalito has declined slightly, it has remained relatively constant between 1990 and 2010. (see Table A.2).

Table A.2: Sausalito's Population from 1990-2010

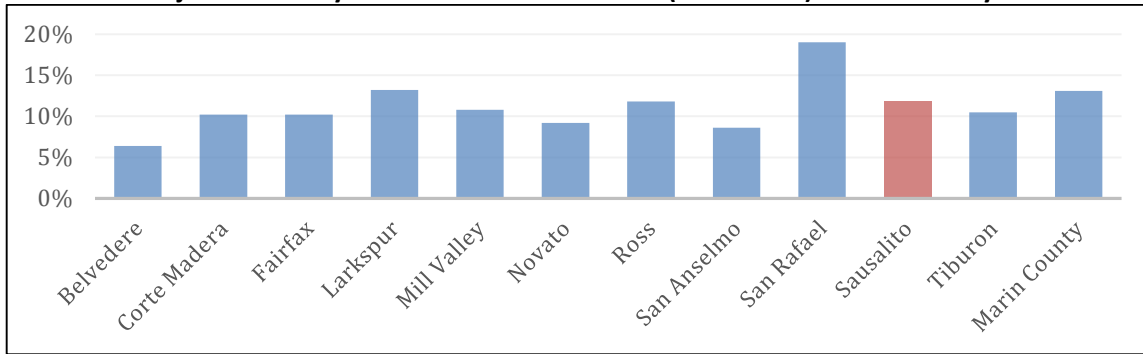


Jurisdiction	1990	2000	2010	% Change 1990-2010
Sausalito	7,152	7,330	7,061	-1%
Belvedere	2,147	2,125	2,068	-4%
Corte Madera	8,272	9,100	9,253	12%
Fairfax	6,931	7,319	7,441	7%
Larkspur	11,070	12,014	11,926	8%
Mill Valley	13,038	13,600	13,903	7%
Novato	47,585	47,630	51,904	9%
Ross	2,123	2,329	2,415	14%
San Anselmo	11,743	12,378	12,336	5%
San Rafael	48,404	56,063	57,713	19%
Tiburon	7,532	8,666	8,962	19%
Marin County	230,096	247,289	252,409	10%

Source: US Census 1990, 2000, 2010

While Marin County's population is projected to grow at a slightly faster pace in the next 30 years than it has in the past decade, the growth will be uneven, with some jurisdictions anticipated to yield higher growth rates than others. See Table A.3 below for the population figures and projected annual growth rates for 2010 to 2040.

Table A.3: Projected Countywide Annual Growth Rate (2010-2040): Marin County

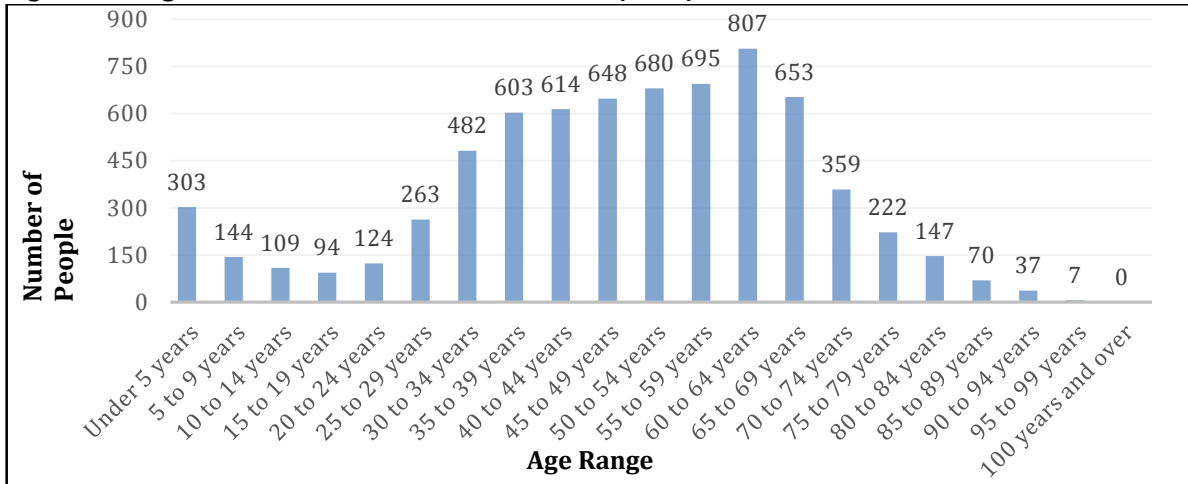


Jurisdiction	2010	2020	2030	2040	2010-2020 Growth Rate	2020-2030 Growth Rate	2030-2040 Growth Rate
Sausalito	7,061	7,300	7,600	7,900	3%	4%	4%
Belvedere	2,068	2,100	2,200	2,200	2%	5%	0%
Corte Madera	9,253	9,500	9,800	10,200	3%	3%	4%
Fairfax	7,441	7,600	7,900	8,200	2%	4%	4%
Larkspur	11,926	12,400	12,900	13,500	4%	4%	5%
Mill Valley	13,903	14,300	14,800	15,400	3%	4%	4%
Novato	51,904	53,200	54,700	56,700	3%	3%	4%
Ross	2,415	2,500	2,600	2,700	4%	4%	4%
San Anselmo	12,336	12,600	13,000	13,400	2%	3%	3%
San Rafael	57,713	60,800	64,400	68,700	5%	6%	7%
Tiburon	8,962	9,200	9,500	9,900	3%	3%	4%
Unincorporated	67,427	69,600	72,700	76,600	3%	5%	5%
Countywide	252,409	261,100	272,100	285,400	3%	4%	5%

Source: ABAG 2013 Projections

The 2010 Census documented that Sausalito’s age distribution was heavily skewed towards those 25 years or older. Figure A.1 below provides a population breakdown by age range from 2010 Census data.

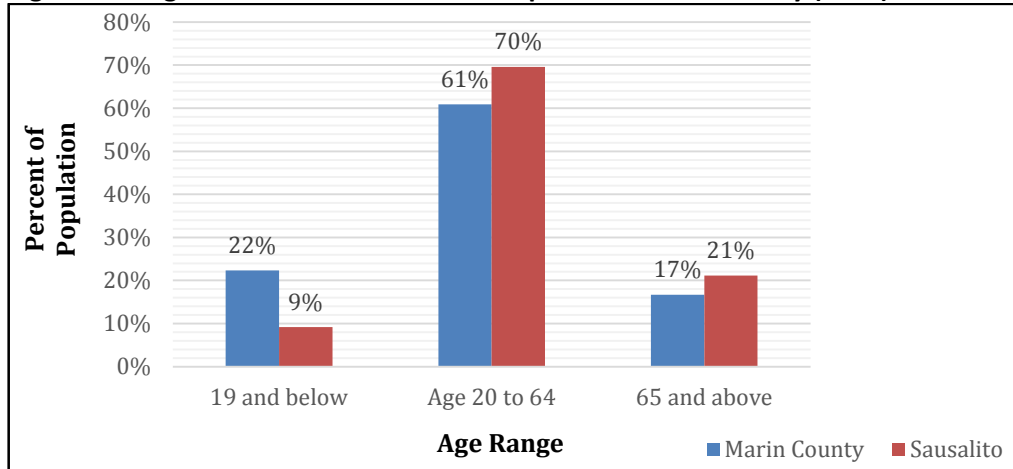
Figure A.1: Age Breakdown of Sausalito Residents (2010)



Source: US Census 2010

Sausalito’s percentage of persons under 18 (9%) is 13 points lower than the Marin County figure, while the percentage for people between 18 and 65 (70%) is 9 points higher than the County. The percentage of people over 65 (21%) is also higher than the County by 4% (see Figure A.2).

Figure A.2: Age of Sausalito Residents Compared to Marin County (2010)



Source: US Census 2010

The greatest increases in population age groups over the next 10 years are expected to be the elderly and young adult households, which tend to have the lowest income levels. According to the Marin Commission on Aging (MCA)¹, the greatest increases in population age groups in Marin County from 2000 to 2020 are expected to be persons 60 years or older. The 2010 Census shows that one quarter of Marin residents are 60 years or older, and about two-thirds of those aged 85 years of age and older are women.

b. Employment Trends

Data from ABAG documents an estimated 4,581 employed residents in Sausalito in 2013. More than one-fourth were employed in the professional, scientific, management, administrative, and waste management services industry. See Table A.4 for a complete distribution of employed Sausalito residents by industry.

¹ Marin Commission on Aging, Marin County Area Plan for Aging 2009-2012

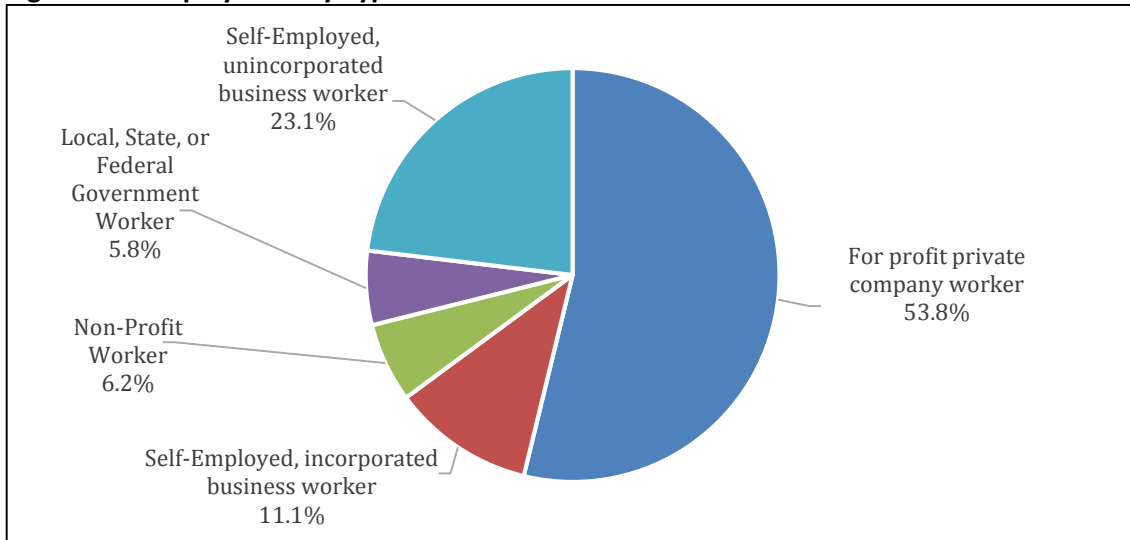
Table A.4: Occupation by Industry in Sausalito

Industry	Number of Employed Sausalito Residents	Percentage
Professional, Scientific, Management, Administrative	1,179	26%
Educational, Health, and Social Services	772	17%
Finance, Insurance, Real Estate and Rental Leasing	693	15%
Manufacturing	370	8%
Retail Trade	265	6%
Wholesale Trade	275	6%
Other Services	282	6%
Information	249	5%
Arts, Entertainment, Recreation, Accommodation and Food Services	161	4%
Transportation on Warehousing and Utilities	108	2%
Construction	148	3%
Agriculture, Forestry, Fishing and Hunting, and Mining	32	1%
Public Administration	47	1%
Total Employed Civilian Population 16 years and over	4,581	100%

Source: ABAG 2013

An overwhelming major of those in the workforce in Sausalito are employed by for-profit organizations or self-employed. Government workers at all levels account for only 7% of all workers (see Figure A.3).

Figure A.3: Employment by Type in Sausalito



Source: 2010 Census, ACS 2008-2012

The California Office of Employment Statistics has compiled wages for select occupations, organized by income limit category. Typical Bay Area wages are listed below in Table A.5 below.

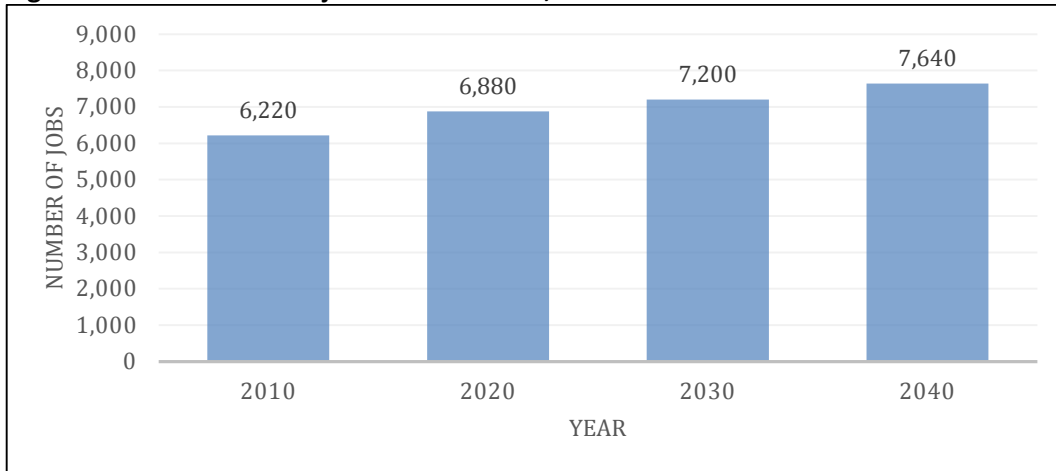
Table A.5: Bay Area Wages for Select Occupations

Very Low Income (< \$45,250 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Waiters/Waitresses	\$12.02	\$25,009	\$625
Home Health Aides	\$12.39	\$25,774	\$644
Retail Salespersons	\$13.67	\$28,427	\$711
Security Guards	\$15.56	\$32,354	\$809
Preschool Teachers	\$18.18	\$37,829	\$946
Nursing Assistants	\$19.09	\$39,713	\$993
Low Income (\$45,250 - \$72,400 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Dental Assistants	\$23.00	\$47,851	\$1,196
Tax Preparers	\$31.52	\$65,555	\$1,639
Computer Support Specialists	\$31.67	\$65,872	\$1,647
Elementary School Teachers	n/a	\$66,590	\$1,665
Real Estate Agents	\$32.16	\$66,895	\$1,672
Paralegals and Legal Assistants	\$33.50	\$69,684	\$1,742
Moderate Income (\$72,400 - \$98,900 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Graphic Designers	\$34.92	\$72,624	\$1,816
Social Service and Community Service Managers	\$36.41	\$75,735	\$1,893
Librarians	\$36.97	\$76,884	\$1,922
Accountants and Auditors	\$41.65	\$86,642	\$2,166
Physical Therapists	\$44.11	\$91,765	\$2,294
Firefighters	\$44.21	\$91,953	\$2,299

Source: 2013 California Occupational Employment Statistics – San Francisco – San Mateo – Redwood City

According to ABAG projections, the decline in the rate of job growth seen in Sausalito in the past decade will continue to 2030, falling from an average of 66 new jobs per year from 2010 to 2020 to only 32 per year for the next 10 years. See Figure A.4 for Sausalito’s projected job growth through 2040.

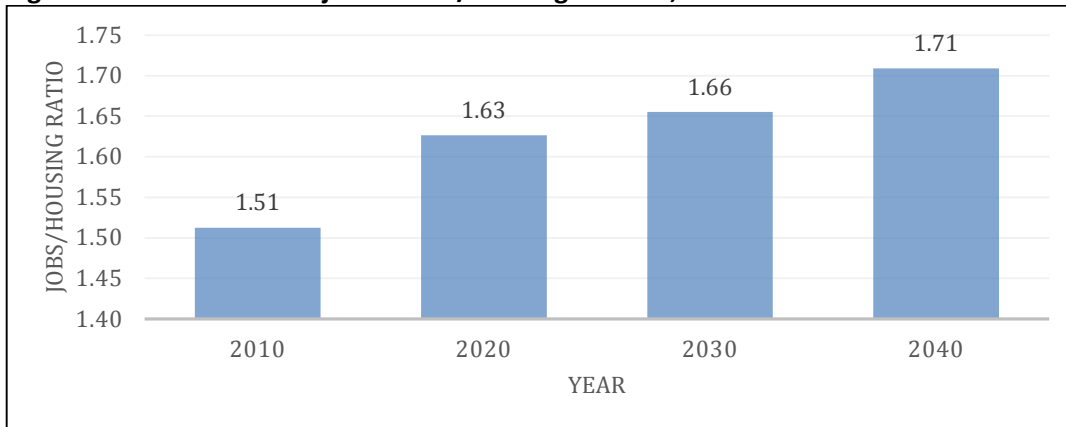
Figure A.4: Sausalito's Projected Job Growth, 2010-2040



Source: ABAG 2013

In general, jobs/housing balance is an indicator of how many vehicle miles workers must commute to their jobs. A highly skewed ratio often means workers must commute far from where they live. The ratio of jobs per households is expected to increase in Sausalito from 1:1.51 in 2010 to 1:1.63 in 2020 and 1:1.66 in 2030 (see Figure A.5). Generally, it is desirable to have a balance of jobs and workers in order to reduce commute times. However, a 1:1 ratio between jobs and employed residents does not guarantee a reduction in commute trips. Although Sausalito is expanding its job base, many residents still commute elsewhere to work, while many of the people who work in Sausalito are living in other communities due to high housing costs (in comparison to level of pay), limited housing availability, or personal lifestyle choices. A simplified ratio measurement does not take these factors into account. Therefore, one focus of the Housing Element is to address the issue of matching housing costs and types to the needs and incomes of the community's employed residents.

Figure A.5: Sausalito's Projected Jobs/Housing Balance, 2010-2040



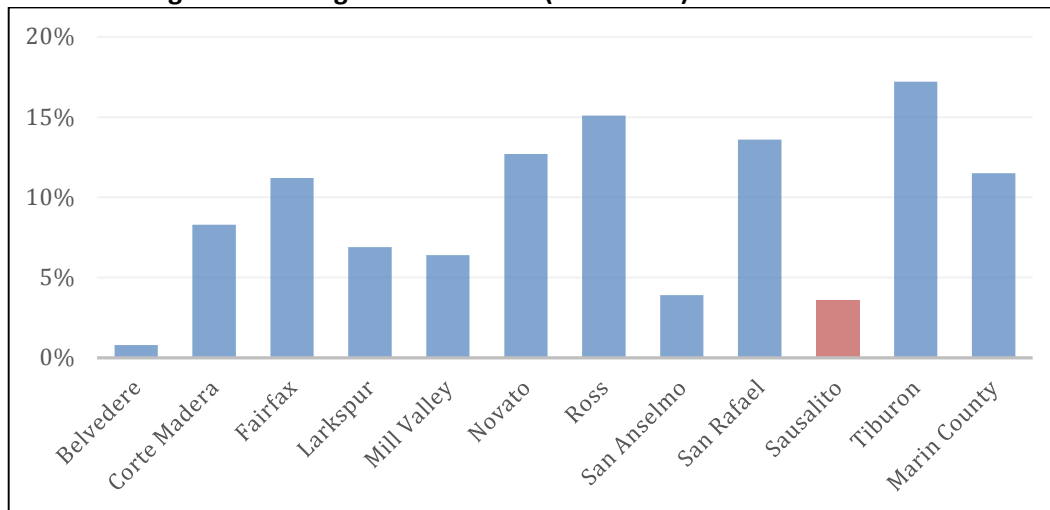
Source: ABAG 2013

2. Housing Condition

a. Housing Types and Production

The 2010 Census documented a total of 4,536 housing units within Sausalito. This represents a 4% increase from the 1990 Census' report, a very slight increase when compared to other Marin County jurisdictions. Table A.6 summarizes the regional housing growth trends between 1990 and 2010 and illustrates Sausalito's relatively slow housing growth over this period.

Table A.6: Regional Housing Growth Trends (1990-2010)



Jurisdiction	1990	2000	2010	% Change 1990-2010
Belvedere	1,037	1,059	1,045	Less than 1%
Corte Madera	3,717	3,850	4,026	8%
Fairfax	3,225	3,418	3,585	11%
Larkspur	5,966	6,413	6,376	7%
Mill Valley	6,139	6,286	6,534	6%
Novato	18,782	18,994	21,158	13%
Ross	768	805	884	15%
San Anselmo	5,330	5,408	5,538	4%
San Rafael	21,139	22,948	24,011	14%
Sausalito	4,378	4,511	4,536	4%
Tiburon	3,433	3,893	4,025	17%
Marin County	99,757	104,990	111,214	12%

Source: US Census 1990, 2000, 2010

Table A.7 below shows the details and summarizes the change in housing types in Sausalito from 2000 to 2010.

Table A.7: Change in Housing Types in Sausalito, 2000-2010

Unit Type	2000		2010*		2000-2010 Change	
	Number	Percent	Number	Number	Number	Percent
Single-Family						
Detached	1,706	38%	1,789	39%	83	5%
Attached	423	9%	824	18%	401	95%
Subtotal Single-Family	2,129	47%	2,613	57%	484	23%
Multi-Family						
2-4 units	1,353	30%	900	20%	-453	-34%
5+ Units	805	18%	938	21%	133	17%
Mobile Home and Other	224	5%	85	2%	-139	-62%
Subtotal Multi-Family	2,382	53%	1,923	43%	-459	-19%
Totals	4,511	100%	4,536	100%	25	1%

Source: Department of Finance E-5

*Major decline of “2-4 units” in multi-family housing type and increase of “Attached” in single-family housing type between 2000 and 2010 due to recategorization by the Department of Finance.

b. Age and Condition of the Housing Stock

Sausalito’s housing stock is old. Approximately 83% of the 4,376 housing units surveyed in Sausalito were built before 1980, more than 50% were built before 1960, and about 25% are pre-1940’s structures (see Table A.8). 135 units were added to the stock between 2000 and 2009, which is not enough to make a significant change in the percentage of units in the various age categories.

Table A.8: Age of Units Built in Sausalito and Marin County

Year Built	Sausalito		Marin County	
	Number	Percentage	Number	Percentage
2000 to 2009	135	3%	5,568	5%
1990 to 1999	311	7%	6,780	6%
1980 to 1989	302	7%	12,193	11%
1970 to 1979	956	22%	22,619	20%
1960 to 1969	718	16%	25,117	23%
1950 to 1959	483	11%	19,946	18%
1940 to 1949	180	4%	6,163	6%
1939 or earlier	1,291	30%	12,505	11%
Total	4,376	100.0%	111,083	100.0%

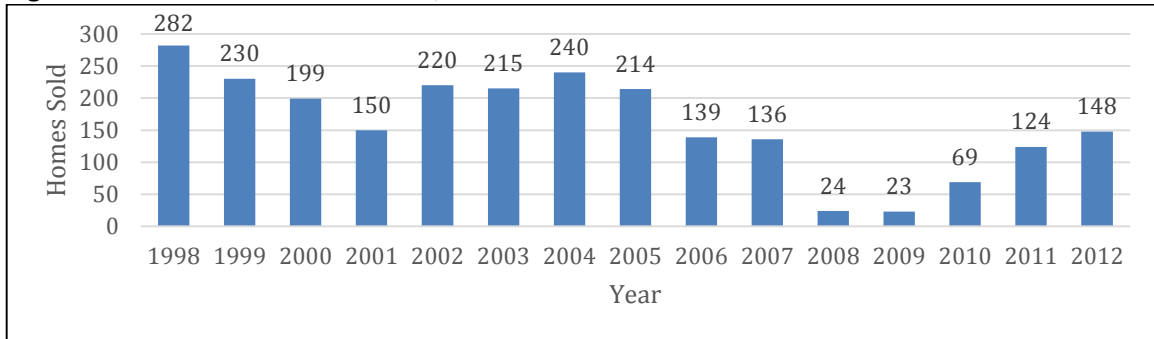
Source: US Census 2010

Despite the advanced age of the housing stock in Sausalito, the general condition of the units is very good due to ongoing repairs, maintenance, rehabilitation, and reconstruction. Land values in Sausalito are very high so the cost of even extensive renovations is often minor in comparison to the cost of the property. As a result, properties tend to be well maintained and frequently updated. The City’s Building Official has reported that there are a very low percentage of dwellings in Sausalito that are in need of repair and not currently under permit.

c. Construction prices and trends

From 2000 to 2012, 2,413 homes were sold in Sausalito (see Figure A.6). As demonstrated in the following graph, home sales were impacted between 2008 and 2010 due to the economic recession. Although the number of homes sold varied per year, the figure followed the countywide trend.

Figure A.6: Homes Sold in Sausalito, 1998-2012



Source: DataQuick, Zillow.com for 2008-2010 sales

From 2000 to 2008, the median sale price of a home (single family and multifamily) in Sausalito increased by over 20%, from about \$490,000 to about \$740,000 (see Table A.9). Compared to the county as a whole, median sales prices in Sausalito rose by a higher percentage than all other jurisdictions besides Ross within the 2000-2008 period. 2013 saw an additional increase in the median sales price of homes in Sausalito as the figure rose to \$895,000, representing a 12% increase.

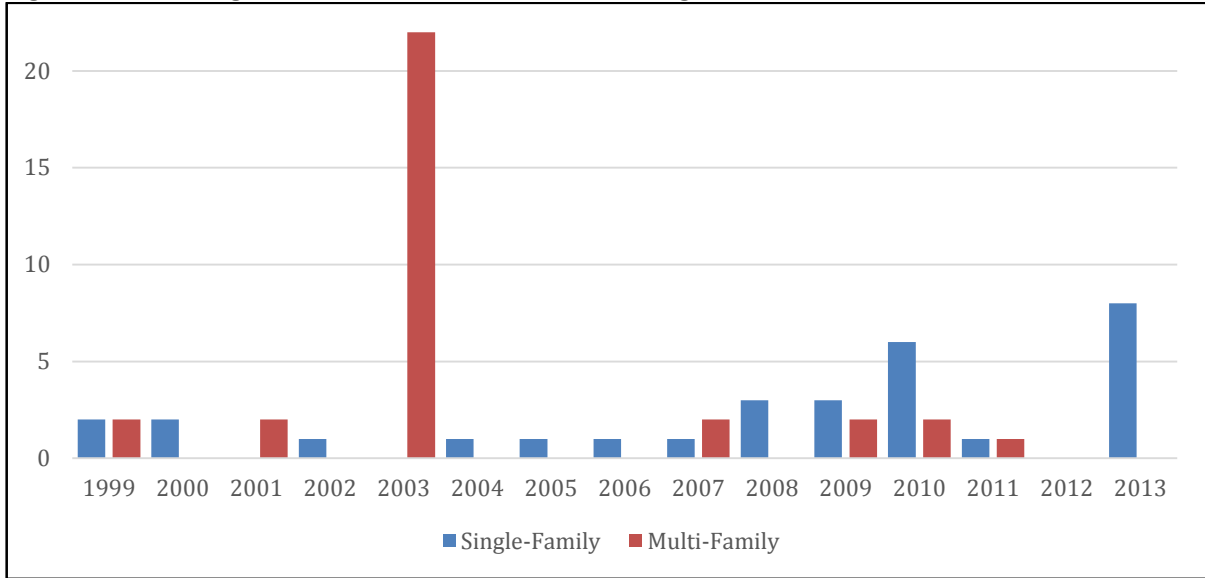
Table A.9: Regional Median Sale Price 2000-2013

	2000	2004	2008	2013*
Sausalito	\$494,238	\$779,144	\$742,628	\$895,000
Belvedere/Tiburon	\$1,123,268	\$1,630,150	\$1,531,457	\$1,800,000
Corte Madera	\$657,320	\$800,324	\$885,678	\$872,000
Fairfax	\$499,230	\$605,160	\$684,450	\$645,000
Larkspur	\$873,300	\$1,018,130	\$1,230,000	\$1,255,000
Mill Valley	\$748,845	\$1,005,322	\$999,297	\$1,050,000
Novato	\$457,628	\$603,647	\$636,539	\$580,900
Ross	\$1,476,889	\$2,239,092	\$2,661,826	\$2,220,000
San Anselmo	\$626,534	\$801,837	\$855,563	\$869,500
San Rafael	\$557,474	\$724,679	\$757,002	\$677,500

Source: DataQuick, *Dataquick Annual Sales Price Charts by Zip Code, 2013

From 1999 through 2013 the number of building permits issued for housing units in Sausalito fluctuated. On average over the last fifteen years, about 2 building permits for single family units and about 2.2 building permits for multifamily units were issued per year (see Figure A.7). Rotary Village, a 22-unit multi-family senior housing project, contributed to the sharp spike in building permits issued in 2003.

Figure A.7: Building Permits Issued for Sausalito Housing Units, 1999-2013



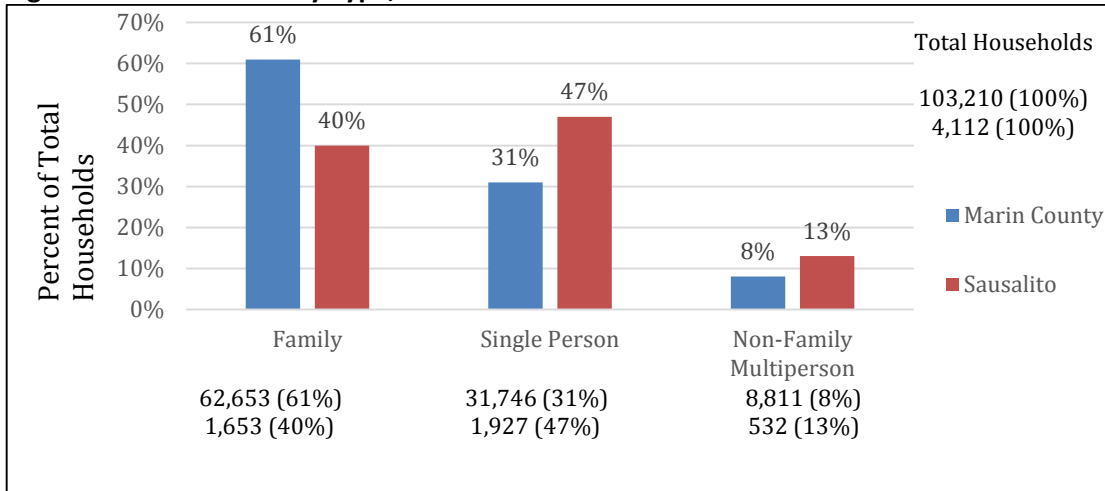
Note: This chart includes building permits for replaced existing units.
 Source: Sausalito Community Development Department, April 2014.

3. Household Characteristics

a. Household Type and Tenure

The US Census defines a household as all of the people who occupy a housing unit as their usual place of residence and a housing unit as “a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as a separate living quarters, or if vacant, intended for occupancy as separate living quarters. Persons living in licensed facilities or dormitories are not considered households. In 2010 there were 4,112 households in Sausalito. Almost half of those households (47%) consisted of people living alone, compared to just 31 percent single-person households in Marin County. In contrast, families comprised 40 percent of households in Sausalito, compared to 61 percent families in the County. See Figure A.8 for a comparison of households by type in Sausalito and Marin County in 2010.

Figure A.8: Households by Type, 2010

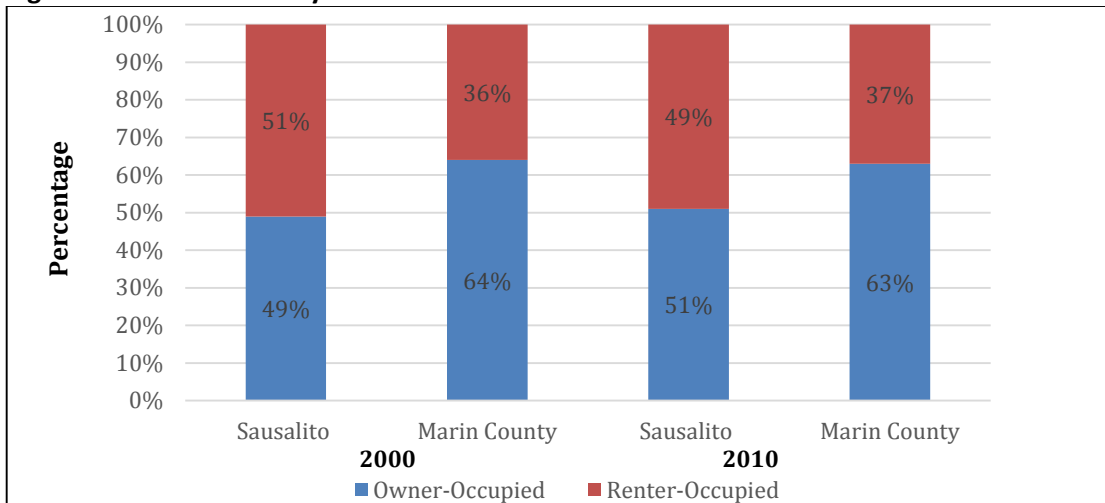


Source: US Census 2010

b. Housing Tenure

Tenure refers to whether a housing unit is rented or owned. Sausalito’s housing units are almost equally divided between owners and renters, in marked contrast to the county, where the percentage of home ownership is considerably higher. See Figure A.9 for a comparison of owner and renter occupied households in Sausalito and Marin County between 2000 and 2010.

Figure A.9: Households by Tenure

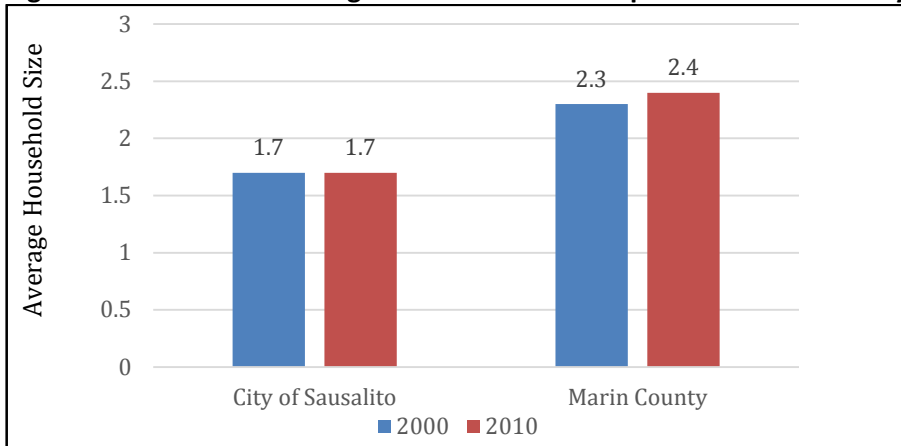


Source: US Census, 2000 and 2010

c. Average Household Size

The average household size in Marin County in 2000 was 2.3 persons and the average household size in Sausalito was 1.7 (US Census 2000). By 2010 the average household size in Marin County had increased slightly to 2.4 while Sausalito’s average household size remained the same (US Census 2010). See Figure A.10 for a comparison of Sausalito’s average household size in 2000 and 2010 compared to Marin County.

Figure A.10: Sausalito Average Household Size Compared to Marin County

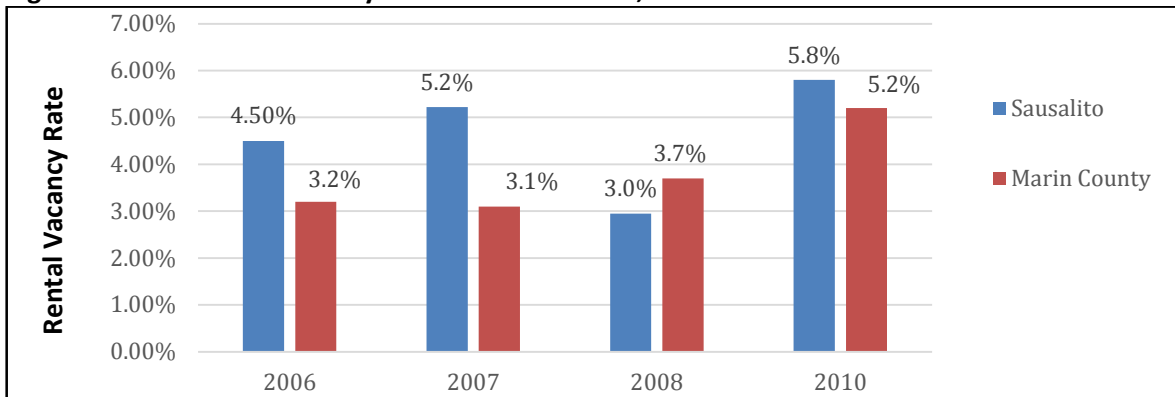


Source: US Census, 2000 and 2010

d. Vacancy Rate Trends

As housing prices have risen, rental unit vacancy rates have fallen (RealFacts). From 2006 to 2008 vacancy rates in rental units have slightly risen from 3.2% to 3.7% in Marin County. In Sausalito rental vacancy rates fluctuated from 2006 to 2008, with the vacancy rate just under 3% in 2008, a decrease from 5.2% in 2007. The 2010 Census provides a more comprehensive depiction of vacancy rates among all rental units in the community (vacancy data from Real Facts is limited to projects with 100+ units). According to the census, Sausalito had a rental vacancy rate of 5.8%. In comparison, the 2010 Census documented rental vacancies Countywide slightly below Sausalito at 5.2% (see Figure A.11). The 2010 Census documents a homeowner vacancy rate of 2.1% in Sausalito, representing the percentage of vacant homes “for sale”.

Figure A.11: Sausalito Vacancy Rates in Rental Units, 2006-2010



Source: RealFacts, US Census 2010

Housing experts consider a five percent rental vacancy rate as necessary to permit ordinary rental mobility. In a housing market with a lower vacancy rate, tenants will have difficulty locating appropriate units and strong market pressure will inflate rents. In situations where the housing market is extremely tight, there can be a greater tendency among landlords to discriminate against renters. Fair Housing of Marin is a civil rights agency that investigates housing discrimination, including discrimination based on race, origin, disability, gender and

children. Their caseload consists almost entirely of renters. The organization receives approximately 1,200 inquiries a year county-wide, of which about 250 are discrimination complaints that are fully investigated. Fair Housing of Marin also educates landowners on fair housing laws, provides seminars in English, Spanish and Vietnamese on how to prepare for a housing search and recognize discrimination, and education programs on the importance of community diversity in schools, which includes an annual “Fair Housing” poster contest.

4. Housing Costs, Household Income and Ability to Pay for Housing

a. Household Income

Income is defined as wages, salaries, pensions, social security benefits, and other forms of cash received by a household. Non-cash items, such as Medicare and other medical insurance benefits, are not included as income. It is generally expected that people can afford to pay about 30% of their gross income on housing. Housing costs include rent or principal, interest, property taxes and insurance, but not utilities, food, etc. It is therefore critical to understand the relationship between household income and housing costs to determine how affordable—or unaffordable—housing really is.

Information on household income by household size is maintained by the U.S. Department of Housing and Urban Development (HUD) for each county and is updated annually. Income categories are defined as a percentage of the countywide median household income for four person households: (1) Extremely Low Income -- below 30% of median income; (2) Very-Low Income -- 30- 50% of median income; (3) Low Income -- 50-80% of Marin County median income; (4) Moderate Income—80-120% of Marin County median income; and (5) Above-Moderate Income—120% and above. Income limits for all income categories are adjusted for household size so that larger households have higher income limits than smaller households. For all income categories, the income limits for household sizes other than four persons are calculated using the four-person income limit as the base. Data from the 2014 State Income Limits states the median income for Marin County is **\$103,000**. The maximum income for each income category based on this median income is as follows:

Table A.10: Income Categories in Marin County 2014

Extremely Low Income	(<30% of area median income, or AMI)	0-\$33,950
Very Low-Income	(30-50% of AMI)	\$33,951-\$56,550
Low-Income	(51-80% of AMI)	\$56,551-\$90,500
Moderate-Income	(81-120% of AMI)	\$90,501-\$123,600
Above Moderate-Income	(>120% of AMI)	over \$123,601

Source: HCD 2014

In 2011 approximately 434 Sausalito households (11%) earned less than \$25,000 per year, 502 households (13%) earned between \$25,000 and \$49,999 per year, 388 households (10%) earned between \$50,000 and \$74,999 per year, 488 households (12%) earned between \$75,000 to \$99,999 per year, and 2,833 households (66%) earn over \$75,000 per year. Although recent data is not available for the proportion of owner or renter households within each of the income categories, Table A.11 shows a breakdown of the year 2000 households in Sausalito by tenure and income category (using four-person household income data). In 2008 the median county

income was \$96,800. Thus, at the time, 35% of median was \$33,880, 50% of median was \$48,400, 80% of median was \$77,440 and 120% of median was \$116,160.

Table A.11: Household Tenure by Income in Sausalito, 2010

Income Category	Renters		Owners	
	Number	Percent	Number	Percent
Very Low-Income (≤50% of AMI)	380	17%	335	16%
Low-Income (51%-80% of AMI)	325	15%	230	11%
Moderate-Income (81%-120% of AMI)	530	23%	210	10%
Above Moderate Income (>121% of AMI)	1,010	45%	1,300	63%
Total Occupied	2,245	100.0%	2,075	100.0%

Source: ABAG 2013

b. Extremely Low Income Housing Needs (<30% of county median income)

In virtually all cases the only housing choice for extremely low income households is rental housing. For individuals, single-room occupancy units are also an affordable solution. Deed restricted rentals that target these income categories, often with supportive services, can be the best housing solution for extremely low income families or individuals.

c. Sales Prices, Rents and Ability to Pay for Housing

i. Homeownership Market

There is a gap between affordable housing costs and actual housing costs for all lower income groups in Marin County. Households on an extremely low income budget can afford less than 10 percent of the median sales price of a single family home and just less than half the rent of a two bedroom apartment. In addition, the median sale price for a single family home in Sausalito is affordable only to households earning considerably more than a moderate income in the County.

Table A.12 compares median home sales prices during calendar year 2013 in Sausalito and other Marin communities by zip code, and contrasts this with sales prices during the prior year. Within Sausalito zip code 94965, a total of 162 single-family homes and condominiums were sold in 2013 for an overall median sales price of \$895,000, reflecting a significant 35% price increase from the prior year. At \$707, the price per square foot of homes sold in Sausalito is among the highest in the County, surpassed only by the communities of Belvedere/Tiburon and Ross.

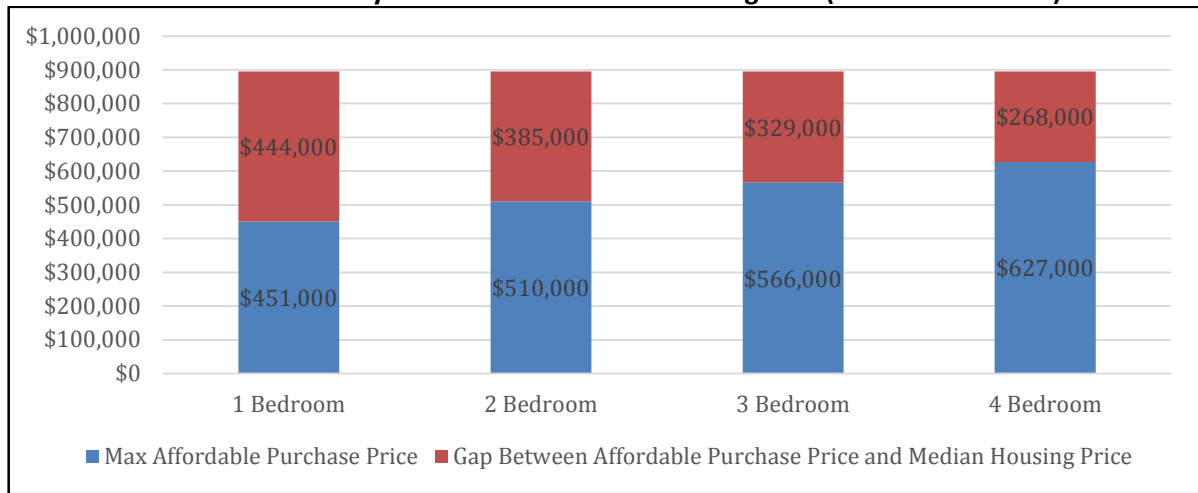
Table A.12: Regional Single-Family Homes and Condominium Sales Jan-Dec 2013

Community	Zip code	# Homes/ Condos Sold	% Change from 2012	Median Sales Price	% Change from 2012	Price/ Sq. Ft.
Sausalito	94965	162	8.7%	\$895,000	34.9%	\$707
Belvedere/Tiburon	94920	223	-6.7%	\$1,800,000	21.8%	\$769
Corte Madera	94925	158	11.3%	\$872,000	3.8%	\$592
Fairfax	94930	118	20.4%	\$645,000	15.2%	\$432
Greenbrae	94904	197	8.2%	\$1,255,000	20.1%	\$627
Inverness	94937	25	-7.4%	\$920,000	89.7%	\$522
Larkspur	94939	92	-29.8%	\$1,255,000	19.5%	\$638
Mill Valley	94941	489	6.1%	\$1,050,000	16.7%	\$616
Novato	94945	229	-9.5%	\$615,000	21.8%	\$315
Novato	94947	351	-10.0%	\$488,250	16.5%	\$343
Novato	94949	250	-12.0%	\$639,500	9.3%	\$328
Ross	94957	35	16.7%	\$2,220,000	3.3%	\$869
San Anselmo	94960	285	11.8%	\$869,500	11.0%	\$535
San Rafael	94901	459	-15.3%	\$745,000	29.6%	\$437
San Rafael	94903	441	-4.3%	\$610,000	16.8%	\$413
Stinson Beach	94970	35	-7.9%	\$1,550,000	29.4%	\$931

Source: Dataquick Annual Sales Price Charts by Zip Code, 2013.

For purposes of evaluating home purchase affordability, Table A.13 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with the 2013 median sales price in Sausalito of \$895,000 to demonstrate an affordability gap. As illustrated below in Table A.13, the maximum affordable purchase price ranges from \$451,000 for a two-person household up to \$627,000 for a household with five persons rendering median housing prices in Sausalito well beyond the reach of moderate income households.

Table A.13: 2013 Marin County Maximum Affordable Housing Cost (Moderate Income)



Moderate Income	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Affordable Housing Cost	(2 persons)	(3 persons)	(4 persons)	(5 persons)
Household Income @ 120% Median	\$98,900	\$111,250	\$123,600	\$133,500
Income Towards Housing @ 35% Income	\$34,615	\$38,937	\$43,260	\$46,725
Maximum Monthly Housing Cost	\$2,885	\$3,245	\$3,605	\$3,995
Less Ongoing Monthly Expenses:				
Utilities	-\$150	-\$170	-\$210	-\$250
Taxes (1.1% affordable hsg price)	-\$413	-\$468	-\$518	-\$574
Insurance	-\$85	-\$100	-\$115	-\$130
HOA Fees & Other	-\$180	-\$180	-\$180	-\$180
Monthly Income Available for Mortgage	\$2,057	\$2,327	\$2,582	\$2,861
Supportable 30-yr Mrtg @ 4.5% interest	\$406,000	\$459,000	\$510,000	\$565,000
Homebuyer Downpayment (10%)	\$45,000	\$51,000	\$56,000	\$62,000
Maximum Affordable Purchase Price	\$451,000	\$510,000	\$566,000	\$627,000
Sausalito Median Housing Price	\$895,000			

Source: Karen Warner Associates

Utility costs based on 2013 Housing utility allowance schedule for attached units (gas appliances).

ii. Rental Housing Market

A rent survey was conducted in March 2014 to evaluate the cost of rental housing within Sausalito. Rental data was collected based on asking rents for units advertised on several rental websites, including Craigslist, Trulia, and Bay4Rent. A total of 33 apartments were identified for rent, with median rents of \$1,850 for a studio, \$2,400 for a one-bedroom, and \$3,075 for a two-bedroom units. Just one three-bedroom unit was advertised, with an asking rent of \$3,075 for a two-bedroom units. Just one three-bedroom unit was advertised, with an asking rent of \$5,700. Nine single-family homes were also advertised for rent in Sausalito, with median rents of \$4,500 for a two bedroom home, and \$6,350 for homes with three to four bedrooms. In addition, several liveaboard boats were listed for rent.

Table A.15 presents the maximum affordable rents for very low, low and moderate-income households by household size, and compares with median apartment rents in Sausalito (as

documented in Table A.14). As the table below indicated, Citywide median rents are above the level of affordability for all very low and low income households, with an affordability gap ranging from \$367 to \$1,174 per month for low income households depending on household size. Unlike most other Marin jurisdictions, even households earning moderate incomes are priced out of the rental market in Sausalito, with the exception of studio units which are extremely limited in supply (Table A.15).

Table A.14: Survey of Vacant Rental Units in Sausalito March 2013

Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
Apartments/Condominiums			
Studios	2	\$1,750-\$1,950	\$1,850
1	14	\$1,875-\$3,100	\$2,400
2	16	\$2,285-\$4,500	\$3,075
3	1	\$5,700	\$5,700
Single-Family homes			
2	3	\$3,200-\$10,000	\$4,500
3-4	6	\$4,500-\$20,000	\$6,350

Source: www.craigslist.org, Trulia.com, Bay4Rent.com

Table A.15: 2013 Maximum Affordable Rents in Marin County

Income Level ¹	Maximum Affordable Rent After Utilities Allowance ²			
	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$890	\$1,016	\$1,138	\$1,239
Low Income	\$1,483	\$1,695	\$1,901	\$2,087
Moderate Income	\$2,062	\$2,357	\$2,646	\$2,915
Sausalito Median Apartment Rent	\$1,850	\$2,400	\$3,075	\$23

Source: Karen Warner Associates

¹ Income levels based on State HCD published Income Limits for 2013.

² Utility costs based on Marin Housing multi-family utility allowance schedule (gas heating, cooking and water heating; assumes monthly refuse service included in rent): \$100 for studios, \$115 for 1 bedrooms, \$135 for 2 bedrooms, and \$175 for 3 bedrooms.

Programs like Section 8 or units built with affordability controls can help meet the needs of lower income households. To meet this need it may be important to provide deeper levels of subsidy or housing with supportive services.

d. Overpayment

The 2000 Census indicates that overpayment remains a critical problem for lower and moderate-income households, who are disproportionately affected by this burden compared to other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless. Housing overpayment refers to spending

more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent.

Three quarters of lower income families in Sausalito, those with incomes under 80% of the county median, are overpaying for housing, meaning that more than 30% of their income goes to housing. For families lower down on the income scale the housing burden is worse. Three out of four extremely low income households devote more than half of their income to housing.

The percentage of Sausalito’s lower income population with high housing cost burdens is shown in Table A.16 below.

Table A.16: Housing Cost Burden by Tenure in Sausalito

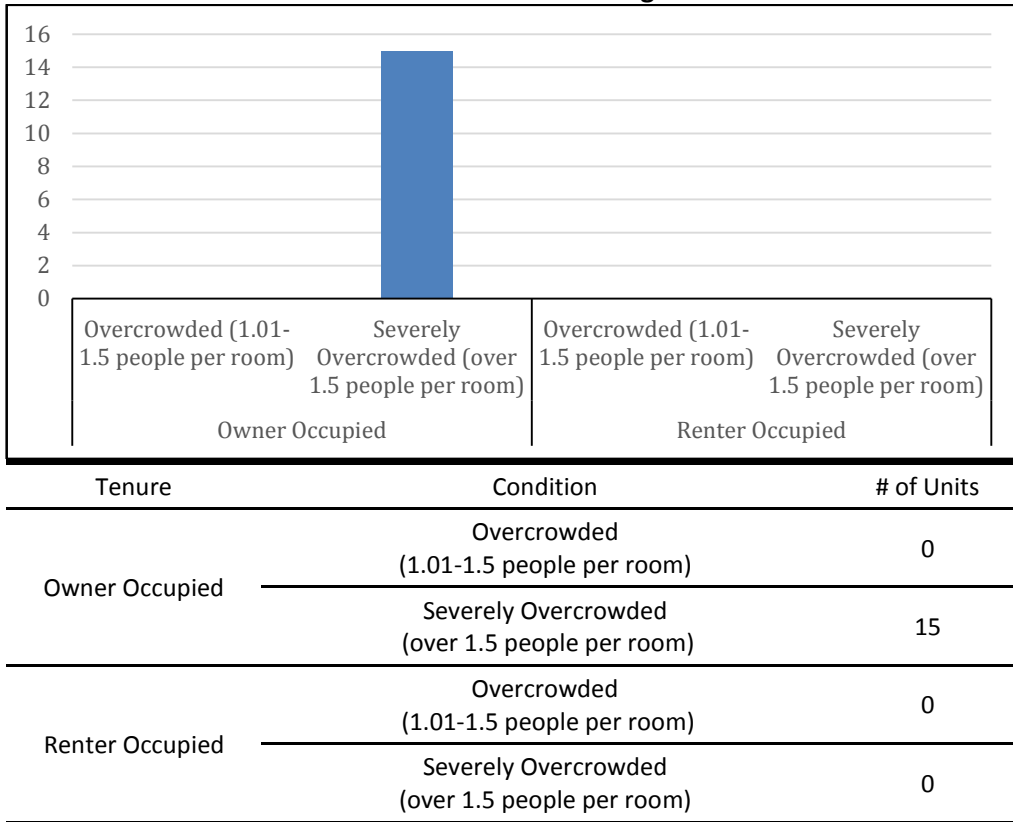
	Occupant Type	Very Low-Income (less than 30-50% AMI)	Low-Income (50%-80% AMI)	Moderate Income (80%-120% AMI)	Above Moderate Income (Above 120% AMI)	Total	% of Total Occupied Units
Overpayment (30%-50% of income for housing)	Renters	55	90	280	15	440	10%
	Owners	15	15	45	220	295	7%
	Subtotal	70	105	325	235	735	17%
Severe Overpayment (50% or more of income for housing)	Renters	310	100	15	0	425	10%
	Owners	195	135	75	90	495	11%
	Subtotal	505	235	90	90	920	21%
Total		575	340	415	325	1655	38%

Source: ABAG 2013

e. Overcrowding

The State defines an overcrowded unit as one occupied by more than 1.01 people per room excluding bathrooms and kitchens. A unit with more than 1.5 people per room is severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. In Sausalito in 2013, only 15 households were considered overcrowded. All 15 of these households were owner occupied and classified as “severely overcrowded”, meaning that there were more than 1.5 people per room with these households. See Table A.17 for the number of households in Sausalito living in overcrowded units.

Table A.17: Number of Households in Sausalito Living in Overcrowded Units



Source: ABAG 2013

*Based off ACS 2008-2012 which utilizes a sample in its survey. Given Sausalito’s relatively small size, there is likely a limited amount of renter overcrowding that was not captured in this survey.

f. Foreclosure

Compared to other areas in the State and Country, Marin fared relatively well during the foreclosure crisis in 2008. Though the Marin Independent Journal reported that the foreclosure rate in Marin had tripled in 2008, the foreclosure rate was nearly three times smaller than that of the State’s. On January 17, 2014, the Journal reported that the foreclosure rate has declined each year since 2010 with a 60% drop in foreclosures experienced in 2013.

g. Assisted Developments at Risk of Conversion

California housing element law requires all jurisdictions to include a study of all lower income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions.

Sausalito has a total of 38 affordable rental housing units, none of which is at risk of conversion to market rate within the next ten years. Bee Street Housing, Inc., owns a six-unit senior housing property at 408 Bee Street which is managed by EAH Housing. The maximum income for a one person household at the Bee Street Housing property is \$39,600 annually and for a two person household is \$45,250 annually. The units were built on a 20-year HUD 202 contract which was renewed by HUD until 2025.

The Sausalito Rotary (a 501.c.3 non-profit) owns and manages the remaining 32 affordable units in Sausalito. Rotary Place is a 10 unit senior housing property on Bee Street and Rotary Village is a 22 unit senior housing development on Olima Street. The Rotary Housing projects were built without restrictive loans and are maintained as affordable projects as part of the organization’s community service. Rents are maintained at very low income levels, and both projects accept tenants with Section 8 vouchers.

5. Special Needs Housing

In addition to overall housing needs, every jurisdiction must make a special effort to facilitate the development of housing for special need groups. To meet the community’s special housing needs (including the needs of seniors, people living with physical and mental disabilities, single parent and female-headed households, large families, farmworkers, and individuals and families who are homeless), Sausalito must be creative and look to new ways of increasing the supply, diversity and affordability of this specialized housing stock. Table A.18 provides the number of households and people in Sausalito within the various special needs groups.

Table A.18: Estimate of Special Needs Households in Sausalito, 2000 and 2010

Special Needs Households/Persons	Total in 2000	Total in 2010
Persons with disabilities:	1,166	n/a
<i>16-64 years</i>	<i>(866)</i>	n/a
<i>65+ years</i>	<i>(300)</i>	n/a
Elderly Households (65+)	1,111	1,083
Large Family Households	28	41
Single-Female Headed Households	148	146
Farm/fishery workers	10	n/a

Source: Census 2000 and 2010

*2000 Census provides most recent data for persons with disabilities and farm/fishery workers.

Special needs housing includes a variety of housing types and living arrangements, from independent living (owning or renting), to assisted living (licensed facilities), to supportive housing, transitional housing, and emergency shelter. Further, the vast majority of special needs housing is service enriched. In other words, services are offered to residents to help them maintain independent living as long as possible.

a. Persons with Disabilities

According to 2000 Census and 2013 ABAG data, there are a total of 1,166 persons in Sausalito with disabilities (e.g., sensory, physical, mental and self-care disabilities), representing 16 percent of the population. Among the city’s senior citizens (age 65 and over), 300 people, or one third, have disabilities, (see Table A.19). People living with disabilities represent a wide range of different housing needs, depending on the type and severity of their disability as well as personal preference and lifestyle. The design of housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this need group.

Incorporating barrier-free design in all new multifamily housing is especially important to provide the widest range of choice, and is required by the State of California and Federal Fair Housing laws.

Special consideration should also be given to the issue of income and affordability, as many people with disabilities may be in fixed income situations. Marin Center for Independent Living, for example, indicates that most of their clients live below the level of poverty. As the population ages, the need for housing for people with disabilities will increase. Consideration can be given to dwelling conversion (or adaptability) and appropriate site design.

Developmental Disabilities: Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812 which requires the housing element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. The State Department of Developmental Services (DDS) currently provides community-based services to 6,000 adults diagnosed with ASD; over 4,000 California teenagers diagnosed with ASD will reach adulthood over the next five years, many of whom will want to live independently and need appropriate housing.

The Golden Gate Regional Center (GGRC), which serves the counties of Marin, San Francisco and San Mateo, is among 21 regional centers operated by the State DDS to serve the developmentally disabled population. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives. The living arrangements for persons served by the Golden Gate Regional Center in 2010 were as follows:

- 69% Parent's Home
- 13% Community Care Facility
- 6% Own Home Independent Living
- 4% Own Home Supported Living
- 4% Intermediate Care/Skilled Nursing Facility
- 2% Developmental Center
- 1% Family Home Agency/Foster Care
- 1% Other

The GGRC provides services to approximately 1,200 individuals with developmental disabilities in Marin, San Francisco and San Mateo counties, and estimates that 380 of these individuals are in need of housing assistance. Within zip code 94965, which encompasses Sausalito and extends north to Marin City and west to Muir Beach, the Regional Center currently provides services to eight residents with developmental disabilities, generating an estimated need for three housing units:

Table A.19: Estimate of Developmentally Disabled Residents Served by GGRC within Sausalito Zip Code

Zip Code	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	Total	Est.Housing Need*
94965	7 persons	1 person	0	0	0	8 persons	3 units

Source: Golden Gate Regional Center (GGRC), 2012.

* GGRC utilizes the following need factors to estimate housing need by age group: age 0-14 25% need housing; age 15-22 50% need housing; age 23-54 35% need housing; age 55-65 25% need housing; age 65+ 20% need housing.

Golden Gate has identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes; inclusionary housing, and Section 8 rental vouchers.

Founded in 1919, the non-profit *Cedars of Marin* is one of California’s original programs for persons with developmental disabilities. *Cedars* provides housing for 48 disabled adults on its main campus in Ross, and in addition provides ten community-based group homes (for 6 or fewer residents) in Novato and San Rafael.

Sausalito’s Housing Element sets forth several programs which seek to encourage and facilitate housing for persons with disabilities, enable group homes and ensure reasonable accommodation.

b. Seniors

Seniors are a significant special needs group in Sausalito, with 21 percent of the City’s population age 65 and above in 2010, nearly double the 11 percent share of seniors statewide. Over one-quarter of Sausalito’s households are headed by seniors, with homeowners comprising three-quarters of the community’s 1,083 senior households and renters comprising the remaining one-quarter. An estimated 335 seniors live alone (31% of senior households) and approximately 40 percent are low income (<80% AMI).

With the overall aging of society, the senior population (persons over 65 years of age) will increase in most communities, including Sausalito. Consequently, the need for affordable and specialized housing for older residents will grow. The particular housing needs of this group include the need for smaller and more efficient housing, for barrier-free and accessible housing, and for a wide variety of housing with health care and/or personal services, including the provision of a continuum of care as elderly households become less self-reliant. Typical forms of housing to meet the needs of seniors include smaller attached or detached housing for independent living (both market rate and below market rate); second units; shared housing; age-restricted subsidized rental developments; congregate care facilities; licensed facilities; and skilled nursing homes.

The Alzheimer’s Association estimated that in 2010, there were 480,000 Californians aged 65 and older living with Alzheimer’s. By 2025, there would be an estimated 660,000 Californians

aged 65 and older living with Alzheimer's, nearly a 38 percent increase over 15 years. The Alzheimer's Association also released a report in 2009 estimating that among California's baby boomers aged 55 and over, one in eight will develop Alzheimer's disease, and one in six will develop some form of dementia. Such trends point towards an increasing need for dementia facilities, opportunities for seniors to remain with their family, such as in an accessory dwelling unit (ADU, or "granny" or "in-law" second unit), and a need for housing where an "in-home" care-giver can reside.

The increasing longevity of people and the increasing number of seniors will create additional need for affordable housing and specialized housing for older residents. This has the following implications:

- Given the limited supply of vacant residential land, senior projects will compete with non-age-restricted housing for development sites, potentially conflicting with housing efforts aimed at meeting other important housing needs.
- Senior households on fixed incomes have limited resources for home improvements to maintain or rehabilitate older housing. The need for rehabilitation assistance programs may increase.
- Many seniors can become "trapped" in large houses due to upkeep expenditures and house payment increases that would result from moving into a smaller housing unit. This creates new information and assistance needs for local housing programs (Strategic Plan Data Focus Report 2004-2014, Division of Aging, Marin Health and Human Services).

Low- and very low-income seniors often cannot afford the cost of licensed facilities in Marin. According to the Marin County Division of Aging, the average basic rent is currently between \$3,500 to \$4,000 per month for a single bed (room, bathroom, and three meals a day). Personal care is an additional cost above the basic housing charge.

As discussed in Paragraph 4g (Assisted Developments at Risk of Conversion) above, Sausalito has three facilities for very-low income seniors, one owned by the non-profit housing corporation and managed by the Ecumenical Association for Housing (EAH) and the other two owned by the Rotary Housing Corporation. The three facilities provide 38 affordable rental housing units for very-low income seniors.

c. Large Households

Large households, defined as households with five or more persons, typically consist of families with children. The 2010 Census identifies 41 large households in Sausalito - 22 homeowners and 19 renters – representing just one percent of all households. The limited number of large households is not surprising as families with children comprise only ten percent of Sausalito's households. While large households are not a significant special needs group, the City is interested in providing a greater range of housing options to allow families to reside in the community.

d. Single Parent and Female-Headed Households

Single parent and female-headed households may have difficulty finding appropriately sized housing and need affordable housing with day care and recreation programs on-site or nearby,

in proximity to schools and with access to services. Also, despite fair housing laws, discrimination against children may make it more difficult for this group to find adequate housing. Women in the housing market, especially the elderly, lower and moderate income individuals, and single-parents, face significant difficulties finding housing, and both ownership and rental units are extremely expensive relative to the incomes of many people in this population category. In 2010 there were 146 female headed householders in family households with no husband present, which amounted to 3.6 percent of the total number of households in Sausalito. Nearly half of these female-headed families (62 households) included children under the age of 18.

e. Farmworkers (or Fishery Workers)

State law requires that jurisdictions evaluate the need for farmworker housing in the housing element. According to the US Census, the “farmworker” occupational category includes those working in the farming, fishing and forestry industries. In Sausalito, farmworkers are reflective of persons working in the fishing industry, and overlaps with the community’s marine industry. There are no agricultural uses in Sausalito and, because lots tend to be small, the demand for landscape maintenance workers is small. The 2000 Census identified ten persons employed in agriculture, forestry, fishing and hunting, which were likely those working within the fishing industry. Sausalito has a diversity of housing types, including houseboats and liveboards that could serve the needs of this special needs group.

f. Marine Workers

Marine workers are an integral part of the community’s history and the working waterfront. Marine-related occupations in Sausalito include: boat building, repair and restoration, sailmaking, canvas works, marine survey, marine mechanics, chandlery, rigging, custom boat lettering, dive service, towing, haul out service, brightwork and boat cleaning, dock maintenance, boat delivery, pump-out service, fueling station, captain, crew, ship’s engineer, ship’s chef, yacht sales, dock repair, and harbor master. Among the marine-related businesses in Sausalito also include a sailing school, kayak school, school for wooden boat building, bait shop, maritime science nonprofit, and travel agency for worldwide sailing experiences. Many of Sausalito’s marine workers reside on liveboards, and the majority is lower income. The Galilee Harbor co-op was specifically established to provide an affordable liveboard community for Sausalito’s artists and maritime workers, and since 2003 has provided 38 rent- and income-restricted berths. Support of similar and other affordable housing options would help workers to live near work opportunities, and showcase the skills of local marine workers.

g. Individuals and Families who are Homeless

In order to comply with Senate Bill 2 (SB 2), the City must analyze the housing needs of its homeless population, including the need for emergency shelter, transitional and supportive housing. According to the State Department of Housing and Community Development, emergency shelter is defined as housing that offers minimal supportive services, limits occupancy to six months or less, and is provided at no cost to the family or individual. Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community concern regarding the siting of housing that serves homeless clients. Statistics regarding homelessness reflect everyone who does not have a permanent home of their own including people who are staying

with friends or family, living in their cars, staying in shelters as well as those who are on the street.

i. Number of Homeless People

The best source of data for estimating the daily average number of homeless people is the 2013 Marin Homeless Point in Time Count, which was conducted by the Marin Health and Human Services on January 24, 2013. The data was gathered from 50 organizations serving homeless people and included a count of both unsheltered homeless people (those living on the streets) and those who were sheltered (living in emergency shelters and transitional housing) on the night before the count. The count reports numbers of sheltered and unsheltered homeless people to the U.S. Department of Housing and Urban Development (HUD), according to HUD’s definition of homelessness.

The count found a total of 933 homeless persons (unsheltered, sheltered, and other homeless populations), representing a 24% decline from the last Countywide assessment in 2011. The unsheltered homeless count documented 368 persons and is broken down by jurisdiction in Table A.20.

Table A.20: Marin County Unsheltered Homeless, 2013

City / Location on the day of the count: “What city/area did you stay last night?”	Unsheltered Homeless Count	Percentage of Unsheltered Homeless Count
Sausalito	23	6%
Bolinas	27	7%
Belvedere	2	1%
Corte Madera	4	1%
Fairfax	3	1%
Forest Knolls	2	1%
Greenbrae	0	0%
Inverness	2	1%
Kentfield	0	0%
Lagunitas	0	0%
Larkspur	0	0%
Marin City	1	0%
Mill Valley	3	1%
Novato	32	9%
Olema	1	0%
Out of area	7	2%
Pt. Reyes	9	2%
Ross	2	1%
San Anselmo	3	1%
San Geronimo	1	1%
San Rafael	175	48%
Stinson	0	0%
West Marin	0	0%
Woodacre	0	0%
Not stated	71	19%
Total	368	100%

Source: County of Marin Homeless Point in Time Count 2013

As shown above, the count found 23 unsheltered homeless individuals in Sausalito that met the Marin County Health and Human Services definition of “unsheltered” homeless.² Data is not available on the breakdown of the sheltered homeless population by jurisdiction, and since the vast majority of Marin’s emergency shelters and transitional housing are located in either San Rafael or Novato, it is likely that most of the sheltered homeless people were residing in one of those two jurisdictions on the night of the count.

In addition to the homeless count, there were 4,388 persons who were precariously housed on the same day. A person is considered precariously housed and at risk of homelessness if they are about to lose housing and have no other place to live, or are housed but living temporarily with friends or family because they lack the resources or support networks to retain or obtain permanent housing and/or are housed but have moved frequently due to economic reasons and/or are living in severely overcrowded housing.

ii. Homeless Subpopulations and Service Needs

In addition to estimating the daily average number of homeless people, SB2 requires that jurisdictions include in their Housing Elements a description of the percentage of subpopulations of homeless people in the community, including data that identifies specific service needs (e.g. mental illness, substance use, developmental disability, emancipated foster youth). The best source for estimating homeless subpopulations and service needs is the 2013 Marin Homeless Point in Time Count. As part of the 2013 count, data was gathered on how many homeless people had particular disabilities or other special needs. See Table A.21 below for a county-wide summary of these needs.

Table A.21: Health Issues of the Homeless Community in Marin County, 2013

“Do you have any of the following health issues?”	Number	Percentage
Alcohol Use	233	32%
Physical Disability	175	24%
Mental Illness	177	24%
Multiple Conditions	122	17%
Drug Use	51	7%
Chronic Health Condition	50	7%
Developmental	36	5%
HIV/AIDS	19	3%

Source: County of Marin Homeless Point in Time Count 2013

This data demonstrates that homeless people in Marin County are likely to have at least one disability. 52% of adults counted reported having at least one type of disabling condition such as a physical or developmental disability, chronic illness or substance

² The County defines unsheltered as any person that resides in a place not meant for human habitation, such as a car, park, sidewalk, open space or on the street.

abuse problem. 17% suffered from two or more illnesses or conditions. The survey found or 43%, were chronically homeless, meaning they had a disability and had been homeless continuously for 12 months or had experienced four episodes of homelessness over a three year period. This data is consistent with national studies that have found high levels of disability among homeless people and suggests that both health and behavioral health services are needed to assist this population. Consistent with what has been found nationally, 26% of adults counted reported experiencing domestic violence, and veterans comprised 9% of the adults counted.

iii. Inventory of Resources Available

SB 2 also requires that the Housing Element include an inventory of the homeless housing resources available within the community, including emergency shelters, transitional housing and supportive housing. Currently Sausalito does not have a dedicated emergency shelter, transitional housing or supportive housing within its jurisdictional boundary. The nearest emergency shelters to Sausalito are located in Novato and San Rafael. The Fireside Apartments, located less than a mile away in Mill Valley, offers ten of its fifty units as permanent supportive housing for homeless families.

Table A.22: 2013 Homeless Housing Inventory

	Emergency Shelter	Transitional Housing	Permanent Supportive Housing	Total # of Beds
Family Beds	49	252	185	486
Individual Beds	216	90	316	622
Totals	265	342	501	1,108
Chronic Homeless Beds	varies	varies	209	209
Veteran Beds	1	16	35	52
Seasonal Beds	66	--	--	66
Domestic Violence Beds	20	84	--	104

Source: Marin County Continuum of Care: 10 Year Plan to Prevent & End Homelessness 2013-2023

iv. Unmet Need for Emergency Shelter, Transitional and Supportive Housing

There is no data presently available documenting the increased level of demand for shelter in Marin County during particular times of the year. Due to the relatively mild climate, the only time of year when increased demand appears to be a factor is during the winter months (December to February). The biannual homeless count always takes place in the last week of January, which is a period when demand for shelter typically is at its highest. Since the year-round need described above is based on that biannual count, the seasonal need for emergency shelter is no likely greater than the year-round need.

In Sausalito, the estimated 23 unsheltered homeless individuals determined by the 2013 Marin Homeless Point in Time Count creates an unmet need of 23 emergency shelter beds.

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APPENDIX B – HOUSING CONSTRAINTS

A. Constraints and Opportunities

Section 65583(a) of the Government Code requires a discussion of constraints to the development of housing. Such constraints include both governmental and non-governmental constraints. Governmental constraints include potential and actual constraints upon the maintenance, improvement or development of housing for all income levels, and for persons with disabilities as a result of land use controls, codes and their enforcement, site improvements, fees and other exactions, and local processing and permit procedures. Non-governmental constraints include potential and actual constraints upon the maintenance, improvement or development of housing for all incomes such as availability of financing, the price of land, and the cost of construction. State housing law requires the identification of these constraints so that where possible, such constraints may be addressed and removed. An inventory of land suitable for residential development is also required, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. In addition, the analysis must include the identification of a zoning district or districts where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.

B. Governmental Constraints

Like all local jurisdictions, the City of Sausalito has a number of procedures and regulations it requires any developer to follow, and fees to pay. There are many locally imposed land use and building requirements that can affect the type, appearance, and cost of housing built in Sausalito. These local requirements include zoning standards, permitting fees, parking requirements, subdivision design standards, and design review. Other building and design requirements enforced by Sausalito follow state laws, such as the California Building Code, Subdivision Map Act, and energy conservation requirements.

1. Endangered and Threatened Species

The City of Sausalito is 2.2 square miles total, of which 1.9 square miles is land, and the remaining 0.3 is water (Source: Census Bureau). Sausalito's 1.9 square miles of land is bound by sensitive eco-habitat for endangered and threatened species. The city's small size and proximity to endangered and threatened species habitat is a constraint when considering construction; birds, plants, and insects do not distinguish property lines.

The city's geographical constraints include: (1) Richardson's Bay (water) running the length of the city's base, and (2) Sausalito's Marin Headlands' Golden Gate National Recreation Area (GGNRA) running the length of the city's upper most ridge. The GGNRA also serves as the city's southern border.

Sausalito's Marin Headlands (GGNRA) is:

- Located at the center of the California Floristic Province, one of only five regions in the world with a Mediterranean climate. This climate promotes high floral diversity and unique assemblages rivaled only by the equatorial rainforests.
- Provides habitat for the endangered mission blue butterfly, one of the first species ever listed on the endangered species list, as well as the California red-legged frog, and migratory insects such as the monarch butterfly.
- Home to thirty-eight rare or special status plant species, of which 9 are Federally Endangered, 1 is Federally Threatened, 13 are Federal Species of Concerns, and the remaining 15 species are included or proposed for inclusion by the California Native Plant Society.”
- Lies in the middle of the Pacific Flyway. Every year, hundreds of migratory bird species use the area as a rest and refueling space (National Parks Service).

Sausalito's waterfront provides a habitat for “zostera marina”, or eelgrass. According to a recent Sausalito study of the Marinship area and Sausalito waterfront (5/18/2010), “Eelgrass provides foods, shelter, and spawning grounds for many bay fish and invertebrates.” Richardson's Bay, the major body of water forming Sausalito's northern waterfront, is a major subtidal spawning area for Pacific herring. The report also notes that “Eelgrass is also vital to bird species that forage on the fauna associated with eelgrass, such as the California least tern. Further degradation of eelgrass bed health will have a negative impact on bay fish, invertebrates, and some bird species as well as potential financial impacts on fisherman.” The Sausalito General Plan notes that Richardson's Bay is especially susceptible to water pollution due to its enclosed shape, shallowness, and minimal tidal flushing action.

According to the California Department of Fish and Game's Natural Diversity Data Base (NDDB), two threatened or endangered plant species and four animal species are located within the Sausalito planning area. Plant species include the Point Reyes Bird's Beak and the white-rayed Pentachaeta. Animal species include the California Clapper Rail, California Black rail, the Salt Marsh Harvest Mouse, and the Mission Blue Butterfly.

2. Sausalito's Sewer System

Many cities in California have sewer infrastructure challenges, but Sausalito's situation is unique and especially urgent. The City of Sausalito has over 27 miles of sewer pipe, some over 60 years old. Many of these aging pipes are cracked, broken, or literally crumbling; some are made of clay. In recent years, Sausalito's antiquated pipes have caused several sewage spills releasing millions of gallons of raw sewage into Richardson's Bay.

One of the hardest hit areas for environmental contamination is Sausalito's Marinship area, located to the north and built from landfill and bayfill during World War II. The sewer system and storm drains, constructed hastily during wartime, are old and substandard. According to a

recent Sausalito task force study of the Marinship area and Sausalito waterfront (May 18, 2010), the Marinship endures environmental contamination from seawater intrusion and storm water run-off year-round. In the Marinship, since the end of World War II, there has been no coordinated effort to maintain or upgrade various portions of the public infrastructure system. The City has not assumed the overall responsibility of the infrastructure and has not uniformly required development projects to provide off-site general improvements. Except where recent development has occurred, most of the utility systems are approaching obsolescence. Sewer pipe joints have been disconnected in multiple areas because of uneven settling of the ground. Sewer lines are prone to both leaking sewage out and leaking groundwater and seawater in. Raw sewage also leaks into broken storm drains and straight into the bay. The storm sewer systems cannot handle the storm volumes and back-up during high tides. Sausalito's current sewer system is so inadequate that in April 2008 the U.S. Environmental Protection Agency (EPA) issued an Administrative Order mandating that the city of Sausalito assess, repair, or replace its aging sewer pipes within a specific timeframe. The EPA called for aggressive action and long-range plans to stop chronic sewage spills into Richardson's Bay.

In addition to the EPA mandate, the city of Sausalito was sued by Northern California River Watch for violations under the Clean Water Act. In November 2008 Sausalito reached a settlement with River Watch. Sausalito is now creating and implementing plans to address its antiquated sewer system, complying with terms laid out by EPA and River Watch.

To fund the estimated \$7.6 million required to meet the EPA mandates, in 2009 Sausalito residents accepted a large sewer fee increase, with some property owners receiving up to a 67% rate fee hike.

In addition to improving the city's sewer lines, Sausalito must also explore strategies to hasten the repair of private lateral sewer pipes on private property. Every home in Sausalito has a private lateral sewer line connecting to a city sewer line. Unfortunately, many of these private laterals are also in need of repair, and add stress to the current system.

The City has put various programs in place, such as point-of-sale assessment and mandated repair of private lateral lines when a property is sold. Still, by some estimates this strategy alone would take 60 years or more to adequately address the private lateral sewer line problem. As a result, the city continues to explore additional programs and options for private lateral sewer pipe repair.

3. Density

Sausalito's density per square mile ranks 6th among Marin County's 14 cities (see Table B.1).

Table B.1: Marin County Jurisdiction Densities Ranked High to Low

Marin County Jurisdiction	Density per Square Mile
San Anselmo	4,584.4/sq mi
Belvedere	3,935.2/sq mi
Larkspur	3,833.7/sq mi
Fairfax	3,485.2/sq mi
San Rafael	3,352.3/sq mi
SAUSALITO	3,331.8/sq mi
Corte Madera	2,870.7/sq mi
Mill Valley	2,833.3/sq mi
Kentfield/Green Brea	2,117/sq mi
Novato	1,683/sq mi
Ross	1,461.5/sq mi
Stinson Beach	683/sq mi
Tiburon	656.5/sq mi
Muir Beach	590/sq mi

Source: <http://en.wikipedia.org/wiki/Sausalito,California>

Note: Another source, realestate.yahoo.com, raised Sausalito's density to 3,813.

<http://realestate.yahoo.com/California/Sausalito/neighborhoods>

Sausalito's current high density is above average for Marin County and would pose a constraint under the best circumstances. However, factoring in the current state of Sausalito's situation, with miles of crumbling sewers, narrow, winding roads, and the city's close proximity to sensitive ecosystems, the prospect of increasing density becomes especially challenging.

4. Federal and State Regulations regarding Hazardous / Toxic Waste

Housing located near toxic and hazardous waste dumps or collection and processing services, and housing located on landfill/bayfill could struggle to receive mortgage financing per new federal regulations. On June 12th, 2009 the FHA announced a new approval process to insure mortgages on individual units in condominium projects under Section 203(b) of the National Housing Act in accordance with the passage of the Housing and Economic Recovery Act (HERA) of 2008. The FHA states, in *Item IV. General Requirements, D. Environmental Review Requirements*, that

“...the lender must avoid or mitigate the following conditions before completing its review process....The property is located within 3000 feet of a dump or landfill, or of a site on an EPA Superfund (NPL) list or equivalent state list, or a Phase I Environmental Site Assessment indicates the presence of a Recognized Environmental Condition or recommends further (Phase II) assessment for the presence of contaminants that could affect the site....”

Large flat land sections within as well as outside and adjacent to the Marinship were used as dumping sites for toxic and hazardous waste (lead, paint, oil, etc.). Since this dumping occurred during wartime and under a state of emergency, toxic and hazardous waste was not subject to monitoring or environmental review.

Today, the Marinship area of Sausalito is home to federal and state agencies that conduct dredging, toxic waste, and hazardous waste collection and processing for the bay area. As such, the Marinship area is subject to a complex overlay of federal, state, and local land use and water use regulations. Federal and State Health and Safety Codes also apply.

The U.S. Army Corps of Engineers has a Base Yard facility in Sausalito's Marinship area and operates hazard collection boats that patrol for debris and toxic hazards throughout the bay, removing approximately 90 tons a month¹.

The Dredged Material Management Office (DMMO) dredges Sausalito's "Raccoon Straights", the body of water running the length of the Marinship waterfront. DMMO consists of representatives from the San Francisco District US Army Corps of engineers (COE), the U.S. Environmental Protection Agency (EPA), and San Francisco Bay Conservation and Development Commission (BCDC), the San Francisco Bay Regional Water Quality Control Board (RWQCB), and the state Lands Commission (SLC). In addition to these agencies, wildlife agencies lend advice and expertise to the DMMO process. These wildlife agencies include the National Marine Fisheries Service, the US Fish and Wildlife Service, and the California Department of Fish and Game; the agencies offer advice and expertise to the DMMO process.

In addition to historic and modern-day activities involving toxic and hazardous waste in northern Sausalito and, specifically, the Marinship area, flooding caused by landfill/bayfill subsidence, antiquated sewer systems, sea level rise, and cyclical tidal actions pollute sidewalks, streets, and structures with environmental contaminants such as nitrogen, herbicides, insecticides, oil, grease, toxic chemicals from urban runoff including the nearby 101 freeway, and sediment from improperly managed construction sites and erosion.

5. Land Use Controls

The 1995 "Land Use and Growth Management Element" in Sausalito's General Plan includes density standards ranging from up to 2.2 dwelling units per acre to 29 dwelling units per acre, with an average density of about 13 dwelling units per acre (see Table B.2). One third is designated for 'medium-low' development at 7.3 dwelling units per acre while another third is designated for 'medium-high' at 17.4 dwelling units per acre.

¹ http://www.spn.usace.army.mil/hazard_removal/index.html

Table B.2: Sausalito’s Residential Density Standards

Land Use	General Plan Designation	Maximum Allowed Density (dwelling units per acre)
Single Family	Very Low Residential (R-1-20)	2.2
	Low Density Residential (R-1-8)	5.4
	Medium Low Density Residential (R-1-6)	7.3
	Arks (A)	0.35
	Houseboats (H)	4.35
Two Family	Medium Density Residential (R 2-5)	8.7
	Medium High Density Residential (R-2-2.5)	17.4
Multifamily	Planned Development High Density Residential (P-R)	22.3
	High Density Residential (R-3)	29.0

Source: Sausalito Zoning Ordinance

As an older city, there are numerous lots in Sausalito that were created prior to the current standards and are less than 5,000 square feet in area. In the R-2-2.5 (Two-Family) Zoning District Sausalito’s Zoning Ordinance allows lots that were subdivided prior to 1963 (the majority of existing lots) with an area of 3,000 square feet to have two units. These are fairly high densities for land with topography as steep as what is prevalent in Sausalito.

Table B.3 lists the basic development standards for all of Sausalito’s residential districts. The development standards regulating bulk and mass (floor area ratio and lot coverage) increase for the two-family and multi-family districts to allow for more units and greater design flexibility. In addition, the City of Sausalito does not have a required setback from the front property line, which gives owners greater flexibility in developing their properties.

Table B.3: Residential Development Standards

Development Requirement	R-1			R-2		P-R	R-3	H	A
	R-1-6	R-1-8	R-1-20	R-2-2.5	R-2-5				
Min. parcel size	6,000 sf	8,000 sf	20,000 sf	5,000 sf	10,000 sf	20,000 sf	5,000 sf	10,000 sf	1,500 sf
Min. lot width	50’	50’	50’	50’	50’	50’	50’	50’	30’
Max. Density (du/parcel)	1du/parcel	1du/parcel	1du/parcel	1 du/2,500 sf	1 du/5,000 sf	1 du/1,980 sf	1 du/1,500 sf	1du/10,000 sf	1 du/1,500 sf
Max. Floor Area Ratio	0.45	0.40	0.35	0.65	0.40	0.65	0.8	0.25	0.30
Max. Building Coverage	35%	30%	30%	50%	35%	50%	50%	25%	30%
Minimum Setbacks									
Front	0’	0’	0’	0’	0’	0’	0’	0’	0’
Side	5’	5’	10’	5’	5’	5’	5’	varies	0’
Rear	15’	15’	20’	15’	15’	15’	15’	15’	0’
Max. Height	32’	32’	32’	32’	32’	32’	32’	25’	12’

Source: Sausalito Zoning Ordinance

The Zoning Ordinance restricts building heights to 32 feet in all residential districts (R-1, R-2, R-3) and commercial districts that allow residential uses (CN-1, CR, CC). Chapter 10.40.060 of the Zoning Ordinance measures building height as the vertical distance from the average level of the natural ground surface under the building to the highest point of the building or structure. The maximum building height would therefore depend on where the highest and lowest points of contact of the building are with the natural grade. Also, building height is computed individually for each detached structure. This method of measurement presents design flexibility for many residential parcels as a large proportion of them are on hillsides. Within the commercial districts which are on relatively flat land, Sausalito has several examples of three story residential and commercial developments built within the 32 foot height limit.

Currently, commercial zoning districts (CN-1, CR, CC) allow housing by right only on upper stories. The Zoning Ordinance encourages the integration of residential uses with commercial uses to a certain extent by prohibiting the conversion of existing residential uses to commercial uses (except in the CC District where residential conversion is permitted with a Minor Use Permit (MUP). Allowances are also made for tandem parking, and the sharing of parking between commercial and residential uses, through MUPs.

To better facilitate the provision of upper-story residential use above ground floor commercial, and encourage the integration of affordable units within market-rate projects, Sausalito's 2009-2014 Housing Element established new Vertical Mixed Use (VMU) requirements to be applied throughout the CN-1, CR and CC zoning districts. In July 2014, City Council adopted the following provisions within its Zoning Code to implement the VMU program:

- New construction of 2nd and 3rd stories is limited to residential use.
- A minimum of one unit must be affordable. Projects with 6 or more units must provide 20% affordable units.
- For rental units, the affordability is targeted at low income (up to 80% county median income) households.
- For ownership units, affordability targeted to moderate income (up to 120% county median incomes) households.
- Affordable units must have a minimum of two bedrooms to accommodate families.
- The affordable units must be deed-restricted for a period of not less than forty years, to ensure long-term affordability.
- The conversion of existing upper story residential uses to commercial uses is prohibited.
- The following exceptions to the VMU requirements may be considered by the Planning Commission:
 - a. To allow the expansion of an existing business;
 - b. To provide for commercial uses of less than 1,000 square feet; and
 - c. If the property owner can demonstrate a financial hardship.

Incentives to foster the creation of upper story residential VMU units include:

- Raising the current Conditional Use Permit requirement for 4 or more residential units to 7 or more residential units.
- Allowance for commercial and residential users to share parking, and for tandem and

- off-site parking leases with a Minor Use Permit.
- Allowance for affordable units to vary in square footage, design and interior amenity within reason from non-affordable units.
- Reduction or waiver of certain application and development review fees for the affordable units.

The City has also increased efforts to encourage the provision of housing at or near the prescribed maximum density levels in respective zoning districts. As a means of encouraging multi-family development on parcels zoned for multi-family use, between January 2011 - May 2013, a Planning Commission subcommittee conducted extensive public outreach to evaluate and recommend amendments to development standards within the Multi-Family (R-2-2.5 and R-3) Zoning Districts. Following additional public input, in March 2014, the City Council adopted an Ordinance adding Municipal Code Section 10.44.330 (Development Standards for Dwelling Units in Two-Family and Multi-family Residential Zoning Districts), and modifying other Code sections to discourage the development of large single-family residences in multi-family zones which eliminate development potential for future units. Housing Element Implementation Program 20, Multi-family Development in Multi-family Districts, reflects the newly adopted Ordinance, which establishes the following provisions within the R-2-2.5 and R-3 zone districts:

- Decreased allowable floor area, building coverage and impervious surfaces for any single dwelling unit. The total maximum allowable amount of floor area, building coverage and impervious surface is not reduced, but required to be distributed among multiple units on the parcel;
- Parking reductions for small units, including one space per unit under 700 square feet, and allowances for off-site parking with a CUP;
- Tandem parking as a permitted use (without a CUP) for projects which propose the maximum number of units allowed; and
- Requirement for conceptual site design to demonstrate the feasibility of achieving the maximum units under zoning in the future, or the ability to build ADUs on the site.

Affordable Housing Density Bonus: On July 22, 2014, the Sausalito City Council adopted a new density bonus ordinance (Zoning Code Section 10.44.130) to conform with the new requirements of Government Code Section 65915. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for construction of one of the following:

- a. Ten percent (10%) of the total units of a housing development for lower income households; or
- b. Five percent (5%) of the total units of a housing development for very low income households; or
- c. A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or

- d. Ten percent (10%) of the total dwelling units in a common interest development (condominium) for persons and families of moderate income.

The amount of density bonus to which the applicant is entitled varies according to the amount by which the percentage of affordable housing units exceeds the minimum percentage established in this section, but generally ranges from 20-35% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives (or concessions), depending on the proportion of affordable units and level of income targeting. The incentives are offered:

- a. A reduction in site development standards (e.g., setback and square footage requirements, and/or parking requirements) or architectural design requirements.
- b. Approval of mixed-use zoning in conjunction with the housing project if nonresidential land uses reduce individual unit costs, and the nonresidential land uses are compatible with the housing project and adjoining development.
- c. Other regulatory incentives or concessions proposed by the permit applicant or the City that would result in identifiable cost reductions.

Sausalito's local ordinance breaks down required incentives (or concessions) into two tiers, with applicants encouraged to select incentives identified in Tier 1 before selecting concessions in Tier 2. Incentives with an anticipated greater level of impact are identified as Tier 2 and are less preferred, and thus require a higher level of review and approval by the City. The overall goal of this hierarchy is choose concessions that reduce neighborhood impacts, further the project's consistency with the General Plan, and promote affordability.

In addition to these incentives, at the request of the developer, the City will permit a parking ratio (inclusive of handicapped and guest parking) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.

6. Provisions for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family homes, multi-family housing, mobile homes, emergency shelters and transitional housing, among others. Table B.4 below summarizes housing types permitted within residential, commercial, and public zoning districts.

Table B.4: Housing Types Permitted by Zoning District

Housing Types Permitted	R-1	R-2	R-3	PR	CC	CR	CN-1 ¹	CW	W	H	R-A	ES-Overlay
Residential Uses												
Single family dwellings	P	P	P	P						P	P	
Two-family (duplex) dwelling		P	P	P								
Multiple family dwellings			P	P								
Accessory Dwelling Units (ADUs) ²	P	P	P									
Residential Accessory uses	P	P	P	P	P	P	P			P		
Ground floor residential					C	C	C					
Upper floor residential (1-6 units)					P	P or C	P					
Upper floor residential (7 or more units)					C	C	C					
Mobile Homes	M	M	M	M								
Liveaboards								C	C			
Single family ark dwelling											P	
Single family ark dwelling group											P	
Houseboat										P		
Multiple Unit Houseboat										C		
Special Needs Housing												
Residential care homes, 6 or fewer clients	P	P	P	P								
Residential care homes, 7 or more clients			C									
Senior housing projects			C		C	C	C					
Supportive Housing ³	P	P	P	P	P or C	P or C	P or C					
Transitional Housing ³	P	P	P	P	P or C	P or C	P or C					
Emergency Shelter												P
Single Room Occupancy Housing					C	C	C					

P = Permitted, C = Conditionally Permitted, M = Requires a Minor Use Permit

Legend: R-1: Single Family, R-2: Two Family, R-3: Multiple Family, PR, CR: Commercial Residential, CC: Central Commercial, CN-1: Neighborhood Commercial, H: Houseboats, R-A: Arks, ES-Overlay: Emergency Shelter Overlay Zone.

¹No residential uses are allowed in CN-2, Neighborhood Commercial.

²An application for an ADU which does not meet the ministerial requirements set forth in the Code may be considered through a CUP process if the ADU meets certain specified criteria.

³Supportive and transitional housing are subject to those restrictions that apply to other residential dwellings of the same type in the same zone, and are limited to levels above the ground floor in commercial districts..

Source: Sausalito Zoning Ordinance.

a. Condominiums

Condominiums in Sausalito include “community apartments” (developments where an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment located thereon) and “stock cooperative”. Condominiums also include an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property developed for marina or yacht harbor purposes, together with a separate interest in a berthing space in such marina or

yacht harbor. In Sausalito, condominiums are common in the two-family and multi-family zoning districts.

In order to preserve the supply of rental units and the affordable housing rental stock, Sausalito's Zoning Ordinance includes regulations that protect tenants and prevent the conversion of low and moderate income rentals. The Housing Element includes a program to assure that the requirements of the Condominium Conversion regulations are met, and to evaluate strengthening the regulations by extending inclusionary requirements to projects with three or four units and prohibiting conversions during periods of low rental vacancy rates. The program also includes the examination of options for providing relief for condominium conversion projects with three or four units which are primarily occupied by long-term homeowners.

b. Accessory Dwelling Units

An accessory dwelling unit (ADU) or a second permanent dwelling (aka, secondary dwelling unit) is a dwelling accessory to a primary dwelling on a site. An ADU may be either a detached or attached dwelling unit that provides complete, independent living facilities for one or more persons, and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel or parcels as the primary dwelling.

While the City adopted a zoning regulation in 1984 prohibiting the development of ADUs in all residential zoning districts, the City recognizes the existence of hundreds of ADUs in the community illegally built without permits. Based on a City-wide survey conducted in 2010 and analysis of the survey results, the community has come to recognize ADUs as a low impact approach to addressing a portion of the community's lower income housing needs, and in November 2012, the Sausalito City Council adopted Accessory Dwelling Unit Regulations (Zoning Code Section 10.44.080) to encourage the provision of new ADUs through a ministerial approval process, and to enable the legalization of existing ADUs through an amnesty program. The Code now provides for interior conversions, attached and detached accessory dwelling units by right within the R-1, R-2 and R-3 zone districts. ADUs which do not meet the ministerial requirements set forth in the Code may be considered through a CUP process if the ADU meets certain specified criteria. During the first 18 months of Sausalito's ADU ordinance, six new ADUs received planning approvals, indicating the City's standards are, in fact, supporting the creation of ADUs. Similarly, the City's ADU amnesty program (in effect from January 2013-March 2014), was highly successful, with 14 previously illegal units issued permits, and an additional 44 units going through the staff review and permitting process at the close of the amnesty period.

c. Multi-Family Dwelling Units

The Multiple Family Residential (R-3) Zoning District provides areas for residential neighborhoods of single-family dwellings, two family dwellings, duplexes, apartments, and other multiple family attached dwelling units, such as condominiums. The multiple family district provides for innovative site planning, while providing on-site recreational amenities and location near community facilities, businesses and/or major streets. Sausalito has 590 individual parcels in the R-3 Zoning District, encompassing a total of nearly 50 acres of land.

d. Residential in Commercial Districts

Sausalito's existing zoning regulations allow for residential uses on upper floors of commercially-zoned properties, and as described earlier in this section, the City has adopted new Vertical

Mixed Use requirements to further facilitate such development. This form of mixed-use infill development has contributed to residential uses in commercial districts, served by transit. Residences over ground floor commercial provide passive security for the area, provide a built-in customer base for commercial and retail uses, and create increased activity and vitality within commercial areas. This form of traditional mixed-use enhances the historic development pattern found in the commercial areas of the City where a number of apartments and flats exist above street level retail spaces.

e. Liveaboards, Houseboats and Ark Dwellings

Sausalito has a long-standing tradition as a working waterfront with a vibrant marine culture that has defined the community for over 100 years. There are eight marinas in the City with over 1,500 vessels where several hundred boat owners reside on their boats as permanent “liveaboard” housing. In recognition of the important role liveaboards play in providing affordable housing for the community’s marine workers and other modest income residents, the San Francisco Bay Conservation and Development Commission (BCDC) and Sausalito Zoning Ordinance both allow for up to 10% of marina berths to be used as permanent liveaboard housing.

The City conducted an anonymous survey in 2009 of liveaboard tenants in Sausalito, in order to document the nature and affordability of liveaboards in Sausalito. A detailed discussion can be found in Chapter IV – Housing Resources.

f. Manufactured Housing/Mobile Homes

Section 65852.3 of the California Government Code requires jurisdictions to administratively allow manufactured homes on lots zoned for single-family dwellings if they meet certain standards. More specifically, the Government Code requires the following:

“Except with respect to architectural requirements, jurisdictions can only subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. Any architectural requirements imposed on the manufactured home structure itself shall be limited to its roof overhang, roofing material, and siding material. These architectural requirements may be imposed on manufactured homes even if similar requirements are not imposed on conventional single-family residential dwellings, but requirements may not exceed those which would be required of conventional single-family dwellings constructed on the same lot. In no case may a jurisdiction apply any development standards that will have the effect of precluding manufactured homes from being installed as permanent residences.”

Sausalito allows mobile homes as a land use under the definition of “Single-family dwellings” as a form of affordable housing. Mobile homes are subject to design review and installation standards pursuant to State codes.

g. Residential Care Homes

The Zoning Ordinance defines residential care homes as facilities that provide residential social and personal care for children, elderly, people with limited self-care abilities, but where medical care is not a major element. Residential care homes include children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes. The Zoning Ordinance distinguishes between smaller (six or fewer clients) and larger (seven or more clients) residential care homes.

Section 1566.3 of the California Health and Safety Code requires residential facilities serving six or fewer persons to be considered a residential use of property for purposes of local zoning ordinances. No local agency can impose stricter zoning or building and safety standards on these residential facilities – such as a conditional use permit, variance or other zoning clearance - than is required of a family dwelling of the same type in the same district. The Zoning Ordinance permits residential care homes serving six or fewer persons by right in all residential zoning districts (R-1, R-2, R-3, and PR), and does not subject such facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same district. Within the R-3 (Multi-Family Residential) district, residential care homes with seven or more clients can be allowed through a Conditional Use Permit granted by the Planning Commission through a public hearing process.

h. Senior Housing Projects

Approximately 21 percent of Sausalito's population is made up of seniors (age 65 and over). A few senior housing projects have been built in Sausalito, accounting for a total of 38 units. These projects include Rotary Village (22 units, 2004), Rotary Place (10 units, 1992), and Bee Street Housing (6 units, 1985).

Sausalito Village is a non-profit membership organization in Sausalito dedicated to providing resources and assistance to enable seniors to remain in their own homes as they age. Sausalito Village has a team of volunteers to help members, and hosts programs, events and classes for seniors. The Housing Element includes a Program to support the efforts of Sausalito Village to allow seniors to age in place, and promote available housing assistance programs for seniors.

A more detailed discussion on the needs of the senior population can be found in Section 5b of Appendix A – Housing Needs Assessment.

i. Transitional and Supportive Housing and Emergency Shelters

In 2007, the State enacted legislation commonly referred to as Senate Bill 2 (SB 2). This legislation requires local agencies to address housing needs for homeless populations in their communities. Generally, SB 2 specifies that at least one zone in a city or county be identified where "emergency shelters" are a permitted use without a conditional use or other discretionary permit, subject to development and management standards permitted under Government Code Sections 65582, 65583 and 65589.5. Additionally, the jurisdiction must demonstrate that there is sufficient capacity within the designated zone to accommodate the current need for emergency shelters as identified in the Housing Element.

SB 2 further requires that a jurisdiction's Zoning Ordinance specify that "supportive housing" and "transitional housing" be considered a residential use of property, subject to the same standards as other residential uses of the same type in the same zone.

Sausalito's adopted 2009-2014 Housing Element sets forth Program #21 "Zoning Text Amendments for Special Needs Housing" to bring the City into compliance with State statutes by making various Zoning Ordinance provisions for special needs housing. On July 22, 2014, the Sausalito City Council adopted various Zoning Code provisions for special needs housing, including the following definitions and zoning regulations for transitional and supportive housing, and for emergency shelters:

Supportive housing. Permanent affordable housing with no limit on length of stay that is occupied by the target population as defined in the Health & Safety Code Section 53260(d), and that is linked to on or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. (Health and Safety Code Section 50675.14(b))

Transitional housing and transitional housing development. Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Health and Safety Code Section 50675.2(h)). The housing may take several forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Emergency shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (Health and Safety Code Section 50801(e))

The Sausalito Municipal Code has been amended to allow transitional and supportive housing where residential uses are allowed, and are thus a permitted use in the R-1, R-2, PR and R-3 Zoning Districts, and a permitted use (6 or fewer units) or conditionally permitted use (7 or more units) in the CC, CR and CN-1 Zoning Districts. The Code specifies that supportive and transitional housing are subject to those restrictions that apply to other residential dwellings of the same type in the same zoning district. For example, transitional and supportive housing structured as single-family would be permitted (either principally or conditionally) in the R-1, R-2, PR, R-3, CC, CR and CN-1 residential zoning districts, whereas transitional and supportive housing structured as two family would be limited to R-2, PR, R-3, CC, CR and CN-1 zoning districts and transitional and supportive housing structured as multi-family would be limited to the PR, R-3, CC, CR and CN-1 residential zoning districts.

The Municipal Code has also been amended to identify emergency shelters as a permitted use on City and Sausalito School District owned sites within the Public Institutional (PI) Zoning

District². The Zoning Map has been amended to establish an Emergency Shelter Overlay zone, and identifies applicable PI sites with the -Es Designator.

The designated sites within the Es-Overlay District cover about 40.3 acres and encompass 19 parcels with an average lot size of approximately 2.13 acres. Development standards in the PI zoning district, which is the base zoning district for the Es-Overlay District, include side setbacks of 10 feet and rear setbacks of 20 feet only if abutting a residential district, and a maximum building height of 32 feet. There is no minimum parcel size, and no maximum Floor Area Ratio or Building Coverage limits in the PI Zoning District.

The 19 parcels may be grouped into the major sites listed below:

- Fire and police stations on Johnson Street,
- Large parcel utilized by Bayside Elementary school and Willow Creek Academy School,
- Parking lots and land near the downtown and ferry terminal,
- City Hall and Robin Sweeny Park,
- Public Works Department corporation yard at the corner of Tomales Street and Nevada Street, and
- Martin Luther King Jr. Park.

Based on the 2013 estimate of Sausalito's homeless population of 23 persons, , the Es-Overlay District needs to provide adequate sites to accommodate a minimum 23 bed emergency shelter. Utilizing the State Building Code occupancy standard of a minimum of 100 square feet (10 foot x 10 foot area) per person, a 2,500 square foot shelter could accommodate 23 individuals, plus two staff members. Review of parcels within the Es-Overlay District reveals several sites that can reasonably accommodate a 2,500 square foot shelter, both through new construction and reuse of existing buildings.

In addition to the application of development standards in the PI District, pursuant to SB 2, the City has adopted the following objective standards to regulate emergency shelters:

- A. Development Standards. The following development standards shall apply to emergency shelters:
1. Property Development Standards. The shelter shall conform to all property development standards of the zoning district in which it is located except as modified by these performance standards.
 2. Shelter Capacity. An emergency shelter for homeless persons shall contain no more than twenty (20) beds and shall serve no more than twenty (20) persons nightly. The physical size of the shelter shall not be larger than necessary for the number of persons the shelter serves.
 3. Parking. On-site parking for residents shall be based on one space for every four beds, and staff parking shall be based on one space for each employee on the maximum staffed shift.
 4. Lighting. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and designed, arranged and installed so as to confine

² The Spencer Fire Station site is not included within the Emergency Shelter Overlay due to its remote location, and lack of proximity to supportive services in the neighborhood and limited transportation services to supportive services elsewhere.

direct rays onto the premises and to direct light away from adjacent structures and public rights-of-way. External lighting shall be of an intensity compatible with the neighborhood.

5. On-site Waiting and Intake Areas. An interior waiting and intake area shall be provided which contains a minimum of 200 square feet. Waiting and intake areas may be used for other purposes (excluding sleeping) as needed during operations of the shelter.
- B. Common Facilities. The development may provide one or more of the following specific common facilities for exclusive use of the residents and staff, provided that such facilities do not substantially increase the overall size of the shelter facility:
1. Central cooking and dining room.
 2. Recreation room.
 3. Laundry facilities to serve the number of occupants at the shelter.
 4. Other uses that are considered ancillary to the primary use such as office and storage, not to exceed 10% of the total floor area of the shelter facility, exclusive of items 1, 2, and 3 above.
- C. On-site Staff. At least one manager shall be on-site during all hours of operation of the facility. Such manager must be an individual who does not utilize the shelter's beds or other services and who resides off-site. The manager must be accompanied by one supporting staff member for every fifteen (15) beds occupied in the facility.
- D. Security. Security personnel shall be provided during operational hours whenever clients are on the site. A security plan shall be submitted to the City prior to issuance of a certificate of occupancy.
- E. Concentration of Uses. No more than one emergency shelter shall be permitted within a radius of 300 feet of another emergency shelter.
- F. Emergency Shelter Operations. The agency or organization operating the emergency shelter shall comply with the following requirements:
1. Hours of Operation. Clients shall only be on site and admitted to the facility between 5:00 p.m. and 8:00 a.m.
 2. Length of stay. Each emergency shelter resident shall stay for no more than 90 days (cumulative, not consecutive) in a 365 day period. Extensions up to a total stay of 180 days in a 365-day period may be granted by the shelter provider if no alternative housing is available.
 3. Management Plan. Prior to commencing operation, the shelter operator shall provide a written management plan to the Director for approval. The management plan shall address: hours of operation, admission hours and process, staff training, neighborhood outreach and privacy, security, resident counseling and treatment, maintenance plans, residency and guest rules and procedures, and staffing needs.
 4. Annual report. The provider shall provide an annual report of the use of the facility and determination of compliance with the City's development standards for the use.

During the State HCDs review of Sausalito's draft 2015-2023 Housing Element, the State HCD requested specific changes to the City's Emergency Shelter Ordinance that was adopted in July 2014. To address this issue, the City will amend Section 10.28.080 of the Municipal Code as follows: a) amend Sausalito Municipal Code Section 10.28.080.I.3 (Management Plan) to remove the words "for approval" in the sentence "Prior to commencing operation, the shelter operator shall provide a written management plan to the Director for approval" and add the words "(to the extent such services are required)" after the phrase "The management plan shall address"; and b) eliminate Sausalito Municipal Code Section 10.28.080.I.4 (Annual Report).

Sausalito also has local churches located in different residential zoning districts that are providing services to the needy in Sausalito. These churches include the St. Mary Star of the Sea, Sausalito Presbyterian Church, Sausalito Christian Fellowship, and the Christ Episcopal Church of Sausalito. According to community members and church staff, none of the four churches currently provide emergency shelter services to homeless persons, however, the Presbyterian, Episcopal and St. Mary Star of the Sea rotate monthly to provide weekly hot lunches, and the Presbyterian church provides a hot dinner on Fridays. St. Mary Star of the Sea also provides free bags of groceries every Monday. With these precedent activities, the City recognizes that these churches have established themselves as go-to locations in the community for those in need, and may choose to offer shelter services to homeless persons in the future.

j. Single Room Occupancy

Single room occupancy (SRO) residences are small, one room units (generally 100-250 sq. ft.) occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a weekly to monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons. Until recently, Sausalito's Zoning Ordinance did not explicitly address Single Room Occupancy uses. Commercial districts are the most conducive to provision of SROs, either through new development or reuse of an existing building. Program 21 in the City's 2009-2014 Housing Element called for the City to amend the Zoning Ordinance to explicitly specify SROs as a conditionally permitted use within this zoning district. On July 22, 2014, the Sausalito City Council adopted various Zoning Code provisions for special needs housing, including the following definition of Single Room Occupancy Housing:

Single Room Occupancy Housing (SRO). Refers to a residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented to tenants on a weekly or monthly basis.

The Zoning Code has been amended to conditionally allow SROs in the CC, CR and CN-1 commercial zoning districts. These districts allow development up to 27 dwelling units per gross acre. These zoning districts are distributed in areas throughout Sausalito, with a large area concentrated along Bridgeway near the waterfront, starting from Napa Street, along Bridgeway past the ferry terminal, and terminating about 1,000 feet north of Tiffany Park.

There are 137 parcels in the three commercial zoning districts combined, with an average lot size of 5,000 sq. ft. Sites may possibly be combined to create an SRO, and development standards allow buildings up to a maximum height of 32 feet, providing sufficient sites for SRO use.

7. Building Codes and Enforcement

The City is built on a tree-covered 980 foot slope with an average grade of 22 percent. Sausalito is bound by Richardson's Bay (water) at its base, Highway 101 to the north, and the Golden Gate National Recreation Area (GGNRA) at the south and along its ridgeline. The national recreation area includes highly combustible grass, brush and trees. Strong gale-force winds blow over the City from the Golden Gate National Recreation Area throughout the year. This fire danger is exacerbated by the fact that most of the city consists of frame structures, many over 100 years old, which are built on small lots with little or no side yard setbacks. In addition, the streets are narrow, steep and winding making access for firefighting difficult.

In response to these challenges, the City requires Class A roofing on all new buildings and on all re-roofs where more than 50 percent of the roofing material is replaced and fire sprinklers are required for all new construction and major remodels. Additional erosion control and encroachment permit requirements have also been added in response to the slope and right-of-way requirements.

The Building Inspector is responsible for enforcement of a substandard housing ordinance which is aimed at ensuring that housing in the city is safe and sanitary. The standard used is that provided by the State Health and Safety Code and is not a constraint to the development of affordable housing. Typically, enforcement is triggered either on a complaint basis or from in-field citations by the Building Inspector.

8. Parking

Sausalito is a community with narrow, winding roads and steep terrain. Many houses were built before private ownership of cars was common and on lots where it is difficult to provide on-site parking. As a result parking throughout the city is at a premium and it is necessary that on-site parking be provided for new development wherever possible. The Zoning Ordinance requires two on-site parking spaces be provided per dwelling unit for new single-family dwellings, two-family dwellings and two or more bedroom multi-family units. A half-space reduction is provided for new multi-family studios or one-bedroom units. Tandem parking for two-family and multi-family uses is allowed through the Conditional Use Permit process.

Table B.5 and Table B.6 below compare the parking requirements for jurisdictions within Marin County. In addition to having lower requirements in the amount of parking spaces required, Sausalito provides greater flexibility in that parking spaces are not required to be covered.

Table B.5: Parking Requirements for Single Family Dwellings

Sausalito's Requirement	Least Restrictive Requirement (other Marin jurisdictions)	Most Restrictive Requirement (other Marin jurisdictions)	Most Common	Common Additional Requirements
2 spaces/dwelling- none are required to be covered	2 spaces/dwelling	4 spaces/dwelling	2 spaces/dwelling	1 or all spaces covered

Source: Marin Workbook, 2009

Table B.6: Parking Requirements for Multi-Family Dwellings

Unit Type	Sausalito's Requirement*	Least Restrictive Requirement (other Marin jurisdictions)	Most Restrictive Requirement (other Marin jurisdictions)	Most Common	Common Additional Requirements
Studio	1.5	0	3	1	
1 bedroom	1.5	1	3	1.5	
2 bedrooms	2	1.25	3	2	
3 bedrooms+	2	2	3	2	1 covered space

*No requirement to provide covered parking

Source: Marin Workbook, 2009

9. Roads and Related Constraints

Sausalito's streets are narrow, in fact much narrower than the public right-of-way. The steep hilly, winding terrain generally makes widening impractical. Access by emergency vehicles, including fire trucks, is constrained along many streets.

The concrete streets in the southern portion of the community are estimated to be over 80 years old, as are the streets in the downtown and Caledonia Street commercial-residential district. Many hillside streets in the central and southern neighborhoods are 15-20 years old, and many of the Hillside streets in the northern neighborhoods are over 20 years old.

While past city efforts have focused on pavement maintenance, the City is implementing a comprehensive street rehabilitation strategy, given the state of roads and the extent of needed repairs. City staff has determined that street facilities are “generally past their service life”.

In addition to the aging streets, the condition of the storm drain network is largely unknown. Numerous storm drain segments around the City are known to be in a failed state of condition and do not contain flows inside the sewer pipe.

In the Marinship, the public streets include approximately the northern 200 feet of Marinship Way, all but the eastern end of Harbor Drive, Gate 5 Road, Coloma Street and one block of Heath Way. All other roadways are privately owned. There are a series of access easements granted to downstream property owners and, in some cases, the public. No methods of maintenance have been established for these private roads and traffic laws are not routinely enforced, which could lead to increasing personal injury and property damage. Many of these roadways are ill defined. Amenities such as sidewalks, street lights, street trees and street furniture are generally lacking on both the private and public streets in the Marinship. Many do not meet minimum city street standards.

10. Historic Preservation

Incorporated in 1893, Sausalito is an older California city. Several mechanisms are in place to preserve and maintain the older structures in the City. First, any exterior modification to any structure proposed in the City’s Downtown Historic Overlay District or on the local register must undergo Design Review at a joint meeting with the Historic Landmarks Board and Planning Commission. Next, any structure older than fifty years in age subject to discretionary permitting must be evaluated by the Historic Landmarks Board to determine its historical significance. The Historic Landmarks Board uses several criteria in evaluating the historic nature of a property, including events that may have made a significant contribution to the broad patterns of the history or cultural heritage of the City, state, or nation, association with the life or lives of one or more important people, embodiment of the distinctive characteristics of a type, period, region, or method of construction, or representative of the work of an important creative individual. In 2011 the City adopted Historic Design Guidelines to assist with the review of applications to modify historic structures and ensure that they are compatible with the existing historic fabric of the City. A Neighborhood Historic Context Statement was started in early 2013 with the objective of further identifying areas of historical significance. This document is currently an administrative draft and does not have a set completion date. When finished, it will provide a foundation for identifying future historic districts and will be used by decision-makers and staff to administer protection and management policies.

11. Permit Processing

The City strives to process permits as quickly as possible while providing the opportunity for appropriate public input. However, the development review process for discretionary permits required by the Zoning Ordinance can act as a constraint to the production of affordable housing. A description and analysis of the current residential development review process in the City is provided below. The analysis addresses properties that allow housing development, both in residential districts and in commercial districts.

In all of the City's zoning districts, a discretionary Design Review Permit is required to construct single family and/or multi-family housing. The purpose of Design Review is to address issues such as the provision of adequate light and air to surrounding residences, architectural compatibility within the neighborhood, protection of public and private views, and minimization of site degradation. Table B.7 lists the City's required findings for approval of a Design Review Permit. The purview of Design Review does not extend to the project's overall merits or the residential use itself.

Table B.7: Required Findings for Approval of a Design Review Permit

1	The proposed project is consistent with the General Plan, any applicable specific plans and this chapter.
2	The proposed architecture and site design complements the surrounding neighborhood and/or district by either: <ul style="list-style-type: none"> a. Maintaining the prevailing design character of the neighborhood and/or district; or b. Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.
3	The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.
4	The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.
5	The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.
6	The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.
7	The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.
8	Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise, and air quality impacts to adjacent properties and the general public.
9	The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window, deck and patio configurations.
10	Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.
11	The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.
12	The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in Chapter 10.54.050 E and F (Heightened Review Findings).

The Planning Commission acts on Design Review Permit applications following a public hearing and simultaneously reviews any other discretionary applications associated with the project. While the discretionary Design Review Permit triggers environmental review, the vast majority of projects in Sausalito are determined to be exempt from CEQA under the urban infill exemption (CEQA Guidelines Section 15332). If the decision of the Planning Commission is appealed to the City Council, the Council will hold an appeal hearing and make the final decision on the application. Table B.8 presents the specific steps and typical timeline for a Design Review Permit. Past approved residential infill projects that met City standards received Planning Commission approval in approximately 2-3 meetings. In summary, Sausalito’s design review process is comparable to other Marin County communities, and does not serve as a constraint to development.

Table B.8: Typical Design Review Permit Timeline

Task	Range	Typical
Application filed		--
Project sponsor submits completed application forms, drawings, supporting documents and fees		
Completeness review	15-30 days	20 days
The application is routed to applicable local, regional, state and federal agencies and departments to determine whether additional information is required to process the application, and for recommended conditions of approval		
Incomplete Notification	Varies	20 days
If the application is incomplete, the applicant will be required to submit follow-up information as requested. The time to complete this task is determined by the project sponsor. If the application was initially found to be complete, this step is skipped		
Environmental Review	1 day - 6 months	1 day
The application is reviewed to determine whether the project is exempt from the requirements of the California Environmental Quality Act (CEQA) or if an Initial Environmental Study is required. The vast majority of projects in Sausalito are found to be exempt from CEQA under the urban infill exemption. If a Negative Declaration is prepared, environmental review may take the full 6 months allowed by law		
Staff Report	10 days - 2 months	10 days
A detailed evaluation of the application is conducted by staff and a written report is prepared for public review		
Public Hearing	10 days	10 days
A hearing notice is sent at least 10 days before the meeting to property owners and occupants within 300 feet of the property. The Planning Commission conducts a public meeting and takes action on the application		

The City fosters creativity and innovation in project design and exerts minimal control over project architecture, and hence has chosen not to adopt prescriptive design guidelines. However, in conjunction with proposed development standards to encourage the development of multi-family uses on multi-family zoned properties, the City is evaluating amendments to its Design Review Procedures (Chapter 10.54 of the Zoning Code) to address the following:

- Guidance on preferred unit sizes for various unit types;
- Feasibility of constructing the maximum number of units permitted under zoning in the future by illustrating the potential location of future units and on-site parking and access; and
- Requirement for projects to be designed to ensure on-site structures do not crowd or overwhelm neighboring properties or loom over the street.

12. Fees and Exactions

In terms of cost of development, fees can be a more significant factor than processing time. Particularly since Proposition 13, cities are concerned with the need to recover processing costs. Sausalito has a fixed fee system, which is based upon average costs of typical projects. Use of a fixed fee approach may lead to disparity between controversial projects, which due to the amount of community input, Planning Commission discussion, and staff time, may not pay their full costs, while less controversial projects with features addressing community and neighborhood concerns may pay more than their share.

With the exception of the Construction Traffic Road Fee the City has no development impact fees, and in addition, does not collect impact fees for the local school district. The Construction Traffic Road Fee, instituted in 2003 to recover costs from developers for accelerated wear and tear to the City's roads as a result of construction projects, is paid at the time of building permit issuance. Building permit fees are determined by the valuation of the project (labor and materials), which can vary dramatically in Sausalito based on the project location. In 2014 a typical building permit and processing fee for a new single-family home was \$11,000, and \$21,000 for a two-family home. Table B.9 below summarizes the planning and development fees collected by the City.

These fees, some of which are substantial, could act as a constraint to the development of affordable housing. The Municipal Code includes a provision that allows the City Council to waive permitting fees for any non-profit organization, public body, district or agency of federal, state, county or municipal government or under other circumstances that the City Council in its discretion justifies such a waiver. In the early 2000s, the City waived over \$5,000 in building permit fees for the multi-family Rotary Housing Corporation project. The Rotary Housing was also allowed to use the City's bonding capabilities to secure a low loan rate.

Table B.9: City of Sausalito Planning and Building Fees

Planning Fees	Design Review - Administrative	\$ 1,746
	Design Review - Planning Commission (Addition- 500 square feet or less)	\$ 2,478
	Design Review - Planning Commission (addition- 500 square feet or more)	\$ 3,656
	Design Review - Planning Commission (addition- 500 square feet or more)	\$ 5,297
	Variance – Administrative	\$ 1,746
	Variance - Planning Commission	\$ 2,991
	Minor Use Permit	\$ 957
	Conditional Use Permit	\$ 2,405
	Condominium Conversion Permit (4 or less units)	\$ 2,405
	Condominium Conversion Permit (5 or more units)	\$ 4,810
	General Plan/Specific Plan Map or Text Amendment	\$ 5,186
	Rezoning	\$ 5,186
	Zoning Ordinance Text Amendment	\$ 5,186
	Environmental Review - Categorical Exemption	\$ 450
	Negative Declaration - Staff Preparation	\$ 2,597
	Mitigated Negative Declaration - Staff Preparation	\$ 4,332
	Mitigated Negative Declaration - Consultant Preparation	20% of contract amount
	Environmental Impact Report - Consultant Preparation	20% of contract amount
	Lot Line Adjustment	\$ 3,176
	Tentative Subdivision Map Application (5+ parcels)	\$ 6,551
	Parcel Map Application (4 or less parcels)	\$ 4,787
	Appeal of Staff Action	\$ 861
Appeal of Zoning Administrator Action	\$ 1,105	
Appeal of Planning Commission Action - Appeal by Applicant	\$ 2,910	
Appeal of Planning Commission Action - Appeal by Non-Applicant	\$ 1,000	
Building Fees	Building Permit Fees (based upon valuation)*	
	\$1 to \$2,000	\$60
	\$2,001 to \$25,000	\$76 for the first \$2,000 + \$10 for ea add'l \$1,000 or fraction thereof
	\$25,001 to \$50,000	\$306 for the first \$25,000 + \$8 for ea add'l \$1,000 or fraction thereof
	\$50,001 to \$100,000	\$506 for the first \$50,000 + \$5 for ea add'l \$1,000 or fraction thereof.
	\$100,001 to \$500,000	\$756 for the first \$100,000 + \$4 for ea add'l \$1,000 or fraction thereof
	\$500,001 to \$1,000,000	\$2,356 for the first \$500,000 + \$4 for ea add'l \$1,000 or fraction thereof
	\$1,000,001 and up	\$3,956 for the first \$1,000,000 + \$3 for ea add'l \$1,000 or fraction thereof
	Electrical Permit Fees	see Building Permit fees
	Mechanical Permit Fees	see Building Permit fees
	Plumbing Permit Fees	see Building Permit fees
Plan Check Fee (First three checks)	65% of Building Permit fee, plus 10% consultant administrative surcharge for plans checked by City's consultant. Expedited plan check is available at applicant's option for additional consultant fee.	

Building Fees (cont'd)	State Building Standards Commission Surcharge	
	\$1 to \$25,000	\$1
	\$25,001 to \$50,000	\$2
	\$50,001 to \$75,000	\$3
	\$75,001 to \$100,000	\$4
	Every \$25,000 or fraction thereof above \$100,000	Add \$1
	Construction Tax (SMC Section 3.16.030)	\$300/dwelling
	Commercial Use	\$0.20/sq.ft.
	Industrial Use	\$0.05/sq.ft.
	Seismic	Per State fee schedule for Strong Motion Instrumentation Program
Energy Code (Title 24) Review	20% of Building Permit fee	

Source: City of Sausalito Fee Schedule, accessed August 18, 2014.

As a means of assessing the cost that fees contribute to development in Sausalito, the City has calculated the total planning, building, public works and non-city agency fees associated with development of three different residential prototypes. The first prototype consists of a new single-family residence on a vacant lot, the second prototype is a per-unit cost for a multi-family development on a vacant R-2 or R-3 lot, and the third is a per-unit cost for residential units above existing ground-floor commercial in commercial districts that allow residential uses. As indicated in Table B.10, planning fees for the three prototypes are the same at \$5,511, whereas building fees (which are based on the valuation of the project) for the prototypical single-family project are approximately \$32,000, about four to five times higher than the per unit costs for multi-family residential units and residential units over existing ground-floor commercial uses.

Table B.10: City and Non-City Fees for Single and Multi-Family Residences

	Planning Permit Fees	Building Permit Fees*
Single Family – with a valuation of \$1.9 mil	\$5,511	\$31,904
Duplex (per unit) – with a valuation of \$1 mil	\$5,511	\$8,591 per unit
New Residential over Existing Commercial (per unit)- with a valuation of \$1.5 mil for 4 units	\$5,511	\$6,409 per unit (estimate)

*Includes construction road impact fee

Source: City of Sausalito Community Development Department, August 20, 2014

13. On- and Off-Site Improvements

Improvement requirements for development in Sausalito are very limited. As the City is essentially fully subdivided, streets and utilities are in place. For new residential development the City requires standard utility connections, for sewer, water and stormwater runoff. Since most streets in Sausalito are narrow with inadequate room to add sidewalks these off-site pedestrian improvements may not be required. The City requires the undergrounding of overhead utilities. However, the City's Undergrounding Committee has the authority to grant waivers to this requirement for reasons of financial hardship.

14. Prehistoric Cultural Resources

In 1907 UC Berkeley researcher N.C. Nelson recorded four prehistoric site locations in Sausalito, three of which fall within the City limits, though it is probable that more sites exist under landfill and bay fill. For example, in 2009, Native American relics were uncovered during construction of a restaurant on Bridgeway ("Likely American Indian Burial Site Stops Construction in Sausalito" Marin IJ, 2/26/09).

Native American burial grounds are protected under the California environmental Quality Act, and state-wide law protects these locations. According to the General Plan, three sensitivity sites include:

Zone 1: The shoreline at El Portal Park extending to the south to South Street. Prehistoric sites could be found extending from the shoreline itself up to and into the mouths of the drainages, approximately at Third Street in this area.

Zone 2: Area from El Portal Park to the west, approximately ending at Napa Street. Archeological site placement could again range from the old shoreline to the upper reaches of the drainages running down from the south; Bonita Street, at least on its eastern end, probably marked the line of extension. Further to the west the actual toe of the hills drops lower down to the vicinity of Caledonia Street near Bee Street.

Zone 3: Area from the original shoreline between Dunphy Park and Martin Luther King School. The construction of the Marinship shipyard to build supply ships during World War II caused a massive filling of the marshlands found on the bay side of Bridgeway in this area. Bridgeway, which occupies high ground from its intersection with Napa Street to the west as far as approximately the intersection of Bridgeway and Nevada Street probably marked the extension of any aboriginal site placement. From Nevada Street to the Martin Luther King school site, archeological site placement may have continued in as far as Tomales Street behind the former distillery, now an area of housing (Willow and Cypress Lanes). The City dictates specific requirements, such as subsurface archaeological testing, for any future development on recorded archaeological sites identified by the Northwest Information Center. The California Environmental Quality Act requires assessment of potential impact that development may have on prehistoric archaeological resources, and requires environmental assessment of historical archaeological resources.

15. Housing for Persons with Disabilities

Senate Bill 520 (SB 520), passed in 2002), requires housing elements to provide a needs analysis for persons with disabilities, and analyze potential governmental constraints to the development, improvement and maintenance of housing for persons with disabilities. The Element must also include a program to remove constraints to, or provide reasonable accommodations for housing designed for occupancy by, or with supportive services for persons with disabilities.

As discussed in Appendix A – Housing Needs Assessment, Census data shows that 24% of Sausalito’s population has a disability (i.e., sensory, physical, mental, and self-care disabilities). Among the City’s senior citizens, 34% have disabilities. The analysis acknowledges the wide range of housing needs due to the differing disabilities.

A goal of the Fair Housing Act is to ensure that a City’s development regulations and Zoning Ordinance do not create barriers to housing for persons with disabilities. In Sausalito, where the majority of residential properties are developed, this means allowing for building modifications that will adapt a home to meet the special housing needs of persons with disabilities.

Given the steep topography of the community, access to homes can be difficult to those persons with disabilities. To compound the issue, due to the steep terrain, it is often difficult for sites to be developed with a single-level only residence. To address these potential constraints on housing the Planning Commission has demonstrated a willingness to grant variances to setbacks to accommodate for the construction of ADA (Americans with Disabilities Act) compliant ramps and “hillelevators.” In addition, many new or substantially remodeled homes have been constructed with elevators to provide access between floors. The City does not discourage the construction of elevators; the area used for elevator shafts is not counted toward the allowable floor area ratio (FAR).

As described in Section 6g above, residential care homes with six or fewer clients are permitted by right within all residential zoning districts. Within the R-3 (Multi-Family Residential) District, residential care homes with seven or more clients can be allowed through a Conditional Use Permit granted by the Planning Commission through a public hearing process. The Zoning Ordinance does not require special findings for approving a Conditional Use Permit for these facilities and does not restrict their siting, such as requiring a certain distance between facilities. The City’s residential parking standards apply to care home facilities and, as with all projects, a parking reduction could be considered by the Planning Commission. However, historically, there has been little or no demand for such housing in Sausalito.

In July 2014, the City Council adopted amendments to Title 12 (Health and Safety) of the Municipal Code to specify procedures for an individual with a disability to request a reasonable accommodation from zoning, permit processing and building regulations to provide that individual with an equal opportunity to use and enjoy a dwelling. A decision on whether to grant a reasonable accommodation is made by the Community Development Director, or his/her designee. If the request for an accommodation is related to another discretionary permit, then the request is processed with the project as a whole. However, no special permit is required for the granting of a reasonable accommodation.

C. Non-Governmental Constraints

State law requires an analysis of potential and actual non-governmental constraints to the maintenance, improvement, and development of housing for all income levels. The Housing Element must identify these constraints and ways, if any, to reduce or overcome these constraints in order to meet the City's housing needs.

1. Flooding, Subsidence and Seismic Considerations

The Sausalito waterfront, particularly in the northern "light industrial" area known as the Marinship, was created with landfill/bayfill and is subject to liquefaction. Liquefaction occurs when water in ground soil – especially fill – is agitated during the shaking of an earthquake. This water rises and literally makes the soil liquid. Buildings built on liquefaction can literally shake apart because the soil cannot support their structure. According to research conducted since the 1989 Loma Prieta earthquake, U.S. Geological Survey (USGS) and other scientists predict a 62% probability of at least one magnitude 6.7 or greater quake, capable of causing widespread damage, striking the San Francisco Bay region before 2032. The San Andreas fault lies approximately 6.5 miles southwest of Sausalito in the Pacific Ocean. Other faults near Sausalito include the Hayward fault and Rodgers Creek fault 13 miles east and 22 miles northeast of Sausalito.

The Marinship was created from landfill / bayfill during World War II and used for ship-building. In just three months, 2,000 workers converted bay mud and marsh into a 210 acre shipyard. An estimated 838,763 cubic yards of earth and rock, excavated from nearby areas, was spread over the shoreline and tidal mudflats. 26,000 pilings were driven into bay mud to create the shipways and support for the new warehouses and fabrication workshops. As a result of its hasty construction during war time, today sections of the Marinship are sinking at a rate of between ½ to ¾ inches per year.

Flooding is a concern in Sausalito, mostly for the low-lying areas east of Bridgeway. The National Flood Insurance program indicates that the flooding risk is high in this area. In addition, sea level rise, caused by melting land-based ice and the expansion of seawater by thermal warming, is another constraint for Sausalito. The Bay Conservation and Development Commission (BCDC) has determined that areas of Sausalito are expected to experience a 16 inch rise in sea level by 2050 and a 55 inch rise by the end of the century.

2. Land Costs

Vacant land within the City is extremely limited and the City's location, for many reasons including the views and proximity to San Francisco, is very desirable. Additionally, development costs in Sausalito are higher than in many other parts of the Bay Area because of steep slopes, irregular topography, bay mud or slide-prone areas. The technical and engineering costs of

mitigating these factors are very high. Development costs vary both between and within jurisdictions based on factors such as the desirability of the location and the permitted density. Two other major factors contribute to high land costs: Marin County is considered a desirable place to live and available land is in short supply.³

In Sausalito, a 3,614 square foot vacant parcel with approved plans for a single family home was sold for \$508,980 in 2012. The major contributors to the cost of land are the amount of land available, the density of residential use allowed, location, “buildability”, availability of community services, and attractiveness of the neighborhood. The upward pressures on land value are so strong that it more than off-sets the extra costs involved in building on Sausalito’s steep terrain.

For Marin County, land costs average around 15-20 percent of construction costs for multifamily developments. Even though land costs for single family homes vary widely throughout the county, the costs (as a percentage) are significantly higher than for multifamily developments.

3. Geographical Constraints

Sausalito is a town of steep terrain, built on a 980 foot slope with an average grade of 22 percent. Slope stability is a recurrent problem, and can result where excavations (cut slopes) are made into hillsides, triggering instability. Underground springs, seasonal and permanent creeks and streams also exist in Sausalito, limiting the availability of developable land. Richardson’s Bay, located on the east side of the City, also limits developable land.

4. Construction Costs

Multifamily Developments. Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. For multifamily homes in Marin County, hard costs account for 60-70 percent of the building cost and soft costs average around 15-20 percent (the remaining 15-20 percent is land costs). Based on recent multifamily developments in the County, hard costs are currently between \$250 and \$400 per square foot for a multifamily unit (EAH).

With all construction costs and land costs are included, total multifamily unit development costs rise to \$300 to \$500 per square foot, or between \$400,000 and \$500,000 per unit. These high costs reflect the high cost of land and the expensive finishes which are typical in Marin County.

Single Family Homes. For single family homes, hard costs often are roughly 40 percent of the total construction cost, soft costs are 20 percent and land is the remainder. In the region, single family homes cost roughly \$125 per square foot for a two story house and \$160 for a three story

³ According to the Marin Economic Commission’s Marin Profile 1999: A Survey of Economic, Social and Environmental Indicators, 84 percent of land area in Marin is designated for agriculture, park lands and open space and watershed. Of the remaining land, 11 percent is developed and five percent is listed as potentially developable development.

home. According to the Association of Bay Area Governments, wood frame construction at 20-30 units per acre is generally the most cost efficient method of residential development. However, local circumstances affecting land costs and market demand will impact the economic feasibility of construction types.

One factor affecting costs is the use of prevailing wage labor. Construction costs for a typical apartment complex in the region (45 units per acre, structured parking, 800 square units), are around \$200,000 a unit for prevailing wage labor and \$175,000 a unit for non-prevailing wage labor. Projects receiving public subsidies, such as affordable housing developments, often must pay prevailing wages. Costs can change dramatically over time. From 2000-2007 construction costs were rising faster than inflation. In late 2007 they leveled off and have since been declining (EAH). In late 2008 and early 2009, construction costs dropped roughly ten percent.

5. Financing

Home Financing. Within the past decade, interest rates for home loans have reached high rates of ten and even 12 percent. Starting in late 2008, it became harder to get a home purchase loan, but the average interest rate dropped to around four percent in 2010. In particular, people with short credit history, lower incomes or self-employment incomes, or those with other unusual circumstances, have had trouble qualifying for a loan or were charged higher rates.

Currently, interest rates for a 30-year fixed rate loan are around 4.2 percent. This figure is up from a 3.6 percent interest rate experienced in late 2012, viewed as one of the lowest rates in recent memory. In comparison, rates between 2006 and 2008 fluctuated between 6.25 and seven percent (HSH Financial Associates).

Small changes in the interest rate for home purchases dramatically affect affordability. A 30-year home loan for \$400,000 at four percent interest has monthly payments of roughly \$1,910. A similar home loan at seven percent interest has payments of roughly 20 percent more, or \$2,660.

Construction Financing. Construction loans for new housing are difficult to secure in the current market. In past years, lenders would provide up to 80 percent of the cost of new construction (loan to value ratio). In recent years, due to market conditions and government regulations, banks require larger investments by the builder.

Many builders are finding it nearly impossible to get construction loans for residential property at the current time. Complicated projects, like mixed use developments, are often the hardest to finance. Non-profit developers may find it especially difficult to secure funding from the private sector.

Affordable housing developments face additional constraints in financing. Though public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments with higher per unit costs are among the hardest to make financially feasible. This is because the higher costs result in a sale price that is above the affordability levels set for many

programs. Additionally, smaller projects often require significant inputs of time by developers, but because the overall budget is smaller and fees are based on a percentage of total costs, the projects are often not feasible (Marin Environmental Housing Collaborative).

6. Community Resistance to New Housing

Another common constraint to housing production in Marin County is community resistance to new developments. There are a number of concerns that are often expressed at meetings, including: 1) new developments will cause increased traffic, 2) additional housing or density will adversely affect the community character, 3) affordable housing will impact property values, and 4) valuable open space will be lost.

Sources:

- Affordable Housing Finance Basics, Marin Environmental Housing Collaborative, November 2007.
- Inclusionary Zoning Ordinance In-lieu Fee Analysis, Submitted to Marin County, March 2008. Prepared by Vernazza Wolfe Associates, Inc.
- Ecumenical Association for Housing (EAH)
- Development Advisory Services, Inc.
- North Bay Family Homes
- HSH Financial Associates, Financial Publishers

APPENDIX C: VACANT AND UNDERUTILIZED SITES ANALYSIS

The housing element is required to identify specific sites or parcels that are available for residential development in the planning period in a land inventory. The land inventory is required to include an inventory and analysis of vacant parcels (i.e., those parcels which do not contain residential units and could potentially accommodate units based on the current General Plan and zoning regulations) and an inventory and analysis of underdeveloped parcels (i.e., those parcels which are not “built-out” and could potentially accommodate additional units based on the current General Plan and zoning regulations).

A. Data Sources

Parcel data for the City of Sausalito was retrieved from Marin Map, the Geographic Information System (GIS) for Marin County, California. The parcel dataset was published by the County of Marin Community Development Agency beginning in 1994. Attribute data (such as owner’s name, average slope, construction year for existing units, parcel size, etc.) is updated on a weekly basis, and the geometry of parcels is updated on a monthly basis, with new available data from the Marin County’s Assessor-Recorder’s office. The data used for its analysis was first retrieved for a study on vacant and underutilized sites, initiated by the City in early 2011. Subsequently, detailed supplementary data for each parcel was retrieved in October 2011.

B. Methodology and Considerations for Development Constraints

The methodology used to determine the realistic development capacity of each of the sites in this analysis was a combination of factors specific to each site, including zoning designation and accompanying developments standards, lot size, and other land constraints applicable to the specific site.

City staff had completed a *Vacant and Underdeveloped Land Technical Study* for the Housing Element update, identifying vacant and underutilized parcels from the Marin County Assessor’s Office using attribute data. Additional parameters were applied to assess realistic potential development, considering factors such as slope and parcel size. Site visits and aerial imagery checks were made to assess site conditions and build-out.

Table C.1: Applied parameters to assess realistic development potential

Zoning District and Type	Applied parameters to assess realistic potential development
Vacant Single-Family Districts ¹ (R-1-20, R-1-8, R-1-6)	<ul style="list-style-type: none"> - Using MarinMap data, vacant parcels were located. If there was a structure on the parcel, but the improvement value was less than \$200,000 and was not being coded as having a living unit, the parcel was inventoried as being vacant. - Parcels of all slope degrees were included; - All landlocked parcels were removed; - All parcels less than 3,000 square feet (s.f.) in size were

¹ Single-Family parcels are not identified as only one unit is allowed on every lot. Regardless of the size of the lot, a single unit on a lot would render it “built out”, and not vacant or underutilized.

Zoning District and Type	Applied parameters to assess realistic potential development
	<p>removed;</p> <ul style="list-style-type: none"> - All parcels on the City’s List of Noteworthy Historic Structures were removed; - All parcels that were on the City’s list of Constructed and Approved projects were removed; - All parcels that had parking constraints preventing the addition of units were removed; and - Visual checks were made using Google Earth and Google Streetview, and site visits were made to all parcels listed, to ascertain the actual build out and visual conditions of buildings.
<p>Vacant and Underutilized Two-Family and Multi-Family Districts (R-2-2.5, R-2-5, R-3)</p>	<ul style="list-style-type: none"> - Using MarinMap data, vacant parcels were located. If there was a structure on the parcel, but the improvement value was less than \$200,000 and was not being coded as having a living unit, the parcel was inventoried as being vacant. - Using MarinMap data, the lot size, maximum density and number of existing units on each parcel were analyzed to determine underutilized parcels. See Table C.2 for maximum densities in different zoning districts. - Parcels of 40% slope or more were excluded²; - All landlocked parcels were removed; - Parcels with buildings built after 1980 were removed; - All parcels less than 3,000 square feet (s.f.) in size were removed; - All parcels on the City’s List of Noteworthy Historic Structures were removed; - All parcels that were on the City’s list of Constructed and Approved projects were removed; - All parcels that could take on an additional unit were included if the lot had an underutilized portion, or the existing building could add another floor without conflicting with development standards, or if the existing building was dilapidated and abandoned; - All parcels that had obvious parking constraints preventing the addition of units were removed; and - Visual checks were made using Google Earth and Google Streetview, and site visits were made to all parcels listed, to ascertain the actual build out and visual conditions of buildings.
<p>Underutilized Commercial Districts</p>	<ul style="list-style-type: none"> - The residential unit potential of commercial properties was determined by taking the difference between the maximum

² One parcel with an average slope just slightly above the 40% threshold (40.7%) has been included in the sites inventory due to its larger size (.75 acres) and site access from two streets.

Zoning District and Type	Applied parameters to assess realistic potential development
(CR, CC, CN-1)	<p>number of units allowed on each lot by maximum density, and the number of existing units. See Table C.2 for maximum densities in different zoning districts.</p> <ul style="list-style-type: none"> - For parcels in the CN-1 zone, the maximum number of potential units were calculated using the maximum Floor Area Ratio, as this was more restrictive than the maximum density. An average of 800 square feet was assumed for residential units. - Parcels of 40% slope or more were excluded; - All landlocked parcels were removed; - All parcels less than 3,000 square feet (s.f.) in size were removed; - All parcels on the City’s List of Noteworthy Historic Structures were removed; - All parcels that were on the City’s list of Constructed and Approved projects were removed; - All parcels that had obvious parking constraints preventing the addition of units were removed; and - Visual checks were made using Google Earth and Google Streetview, and site visits were made to all parcels listed, to ascertain the actual build out and visual conditions of buildings.
Other Zoning Districts	Other zoning districts such as Public Facilities, Open Space, and Industrial were not considered for this analysis, as sites in those districts would require rezoning.

The resulting density for each site was calculated by dividing the maximum possible number of whole units by the parcel size in acres. The maximum number of units was derived from dividing the parcel size by the maximum density allowed in that particular zoning district (see Table C.2 below for maximum densities allowed). Due to the rounding down of units to whole numbers, the resulting density was generally lower than the maximum density permitted.

For sites in the CN-1 Zoning District, the maximum number of units was derived by the maximum Floor Area Ratio allowed, as this was a more restrictive development standard compared to the maximum density. A three-story building was assumed, as the maximum height allowed in the Commercial Zoning Districts is 32 feet (as measured from average natural grade). Assuming an equal distribution of floor area per level, the floor area of the ground level is subtracted, and the remainder is divided by an assumed residential unit size of 800 square feet. The number of units was rounded down to a whole number for the calculation of the resulting density.

Table C.2: Maximum Zoning Densities

Zoning District	Maximum Density*
R-3	29 du/acre
R-2-2.5	17.4 du/acre
R-2-5	8.7 du/acre
R-1-6	7.3 du/acre
R-1-8	5.4 du/acre
R-1-20	2.2 du/acre
Commercial zones that allow residential (CC, CR, CN-1)	29 du/acre

Source: Sausalito Zoning Ordinance, 2014

*Note: Higher densities can be achieved on existing substandard parcels. For example, lots in the R-2-2.5 zone subdivided prior to 1963 (the majority of existing lots) with a minimum area of 3,000 square feet are permitted to have 2 units, equating to 29 units/acre.

Table C.3 below shows examples of past higher density infill housing projects in Sausalito. Factors such as substandard lot sizes and zoning incentives for affordable housing projects for seniors have contributed to higher densities for certain projects.

Table C.3: Examples of Higher Density Infill Projects

Year Built	Project Name / Address	Zoning District	Parcel Size	Zoning Density allowed	Housing Type	Built no. of units	Built Density	Status
1992	Rotary Place (412/414 Bee Street)	R-3	5,953 sf	29 du/ac	Senior Affordable Housing Project	10	73 du/ac	Completed and occupied
1999	538 Easterby St	R-2-2.5	3,000 sf (sub-standard lot)	29 du/ac (due to substandard lot size)	New Duplex	2	29 du/ac	Completed and occupied
2003	Rotary Village (501 Olima St)	R-3	24,000 sf	29 du/ac	Senior Affordable Housing Project	22	40 du/ac	Completed and occupied
2007	85 Crescent Ave	R-2-2.5	2,210 sf (sub-standard lot)	29 du/ac (due to substandard lot size)	New Duplex	2	19.7 du/ac	Completed and occupied
2011	317 Johnson St	CR	2,708 (sub-standard lot)	29 du/ac	Second Residential Unit	2 (1 unit existing)	32 du/ac	Built, currently for lease

Source: Sausalito Community Development Department, January 2012

In order to demonstrate the viability of small scale infill of both rental and ownership units, Table C.4 provides examples of small infill projects in Sausalito which add just one to two units. Small infill projects in the City take several forms, and include: development on vacant land;

demolition of an existing unit and the replacement with one to two new units; adding new units to the existing development; and splitting larger units into smaller units. Sausalito approved a total of 28 residential development applications between 1999 and 2011, contributing to 52 approved or built units. Of the total 28 applications, 26 were for one, two and three unit projects. The City approved a total of two units between 2012 and 2013, both of which were single-family homes.

The development trends reflected in Tables C.3 and C.4 help to substantiate the feasibility of development on small parcels in Sausalito, and the ability to achieve maximum densities under zoning.

Table C.4: Examples of Small Infill Projects adding 1-2 units

Year Built	Project Name / Address	Zoning District	Parcel Size	Zoning Density	Housing Type	Prior no. of units	Built no. of units	Built Density	Project Status
2011	565 Bridgeway	CR	2,500 square feet	29 du/ac	Live/work (Conversion of three-story office building to Art Gallery on first level, rental unit on upper levels).	0	1	34.8 du/ac	Building Permit issued in 2011
2011	317 Johnson St	CR	2,708 (sub-standard lot)	29 du/ac	New upper level second residential unit above existing commercial space created by dividing an existing residential unit into two rental units.	1	2	32 du/ac	Built, currently for rent
2005	521-525 Bridgeway	R-3	7,500 square feet	29 du/ac	One single family home demolished and replaced with a new duplex and new single family home.	1	3	17.4 du/ac	Building Permit finalized in 2010
2010	147 Edwards	R 2-2.5	3,614 square feet	17.4 du/ac	New single-family home built on vacant lot.	0	1	12.1 du/ac	Building Permit finalized in 2012
2007	88/90 Cazneau Ave	R-2-2.5	7,398 square feet	17.4 du/ac	One cottage unit demolished and replaced by duplex.	1	2	11.8 du/ac	Built in 2009
2007	85 Crescent Ave	R-2-2.5	2,210 sf (sub-standard lot)	29 du/ac (due to substandard lot size)	New duplex built on vacant lot.	0	2	19.7 du/ac	Completed and occupied
1999	538 Easterby St	R-2-2.5	3,000 sf (sub-standard lot)	29 du/ac (due to substandard lot size)	New duplex built on vacant lot.	0	2	29 du/ac	Completed and occupied
2009	58 Miller Ave	R-1-6	7,100 square feet	7.3 du/ac	New single-family home built on vacant lot.	0	1	6.1 du/ac	Under construction

C. Inventory of Sites

The following list shows parcels in the City with the potential to support additional housing units, and includes commercial and residential sites. This list demonstrates that the City has capacity for housing units within its current zoning designations. This capacity is one of the proposed strategies that work towards fulfilling planned housing for the 2015-2023 planning cycle.

This list is not intended to:

- Suggest or promote any sites for sale or lease;
- Suggest that any sites are pre-approved or “fast tracked” for development;
- Suggest or propose the rezoning of any sites within the City for the purposes of housing;
- Suggest the value of any property, or any changes in current property values;
- Indicate that any existing or future residential units are automatically designated at the income levels determined through default density. Actual rents and future development would be determined by individual property owners. The default density is a planning tool to ensure that the Housing Element plans for housing across various income levels, or;
- Highlight any non-conformity with the Zoning Ordinance or development standards.

Each parcel listed would be subject to the normal development review process by the City, including environmental review under the California Environmental Quality Act.

Table C.5: Inventory of Sites

	APN	Address (or approximate address for vacant sites)
1	065-267-37	107 SECOND ST
2	065-238-41	217 SECOND ST
3	064-141-05	1901 BRIDGEWAY
4	064-141-06	510 EASTERBY ST
5	064-135-28	2015 BRIDGEWAY
6	064-135-24	BRIDGEWAY AND OLIVE
7	064-135-29	2007 BRIDGEWAY
8	064-141-01	1919 BRIDGEWAY
9	064-135-26	2005 BRIDGEWAY
10	065-238-25	203 SECOND ST
11	065-052-03	209 CALEDONIA ST
12	065-053-05	326 PINE ST
13	065-056-02	41 CALEDONIA ST
14	065-055-06	42 CALEDONIA ST
15	065-052-23	201 CALEDONIA ST
16	064-166-04	302 CALEDONIA ST
17	064-167-27	333 CALEDONIA ST

	APN	Address (or approximate address for vacant sites)
18	065-055-02	1103 BRIDGEWAY
19	065-055-03	JOHNSON ST
20	064-274-03	WOLFBACK RIDGE ROAD
21	064-276-23	3 WOLFBACK RIDGE ROAD
22	200-240-10	WOLFBACK TERRACE ROAD
23	200-240-23	WOLFBACK TERRACE ROAD
24	200-310-01	WOLFBACK RIDGE ROAD
25	200-310-03	WOLFBACK RIDGE ROAD
26	200-310-04	WOLFBACK RIDGE ROAD
27	200-310-05	WOLFBACK RIDGE ROAD
28	200-310-06	WOLFBACK RIDGE ROAD
29	200-310-08	WOLFBACK RIDGE ROAD
30	200-310-09	WOLFBACK RIDGE ROAD
31	200-310-12	CLOUDVIEW TRAIL
32	200-310-16	WOLFBACK RIDGE ROAD
33	065-222-05	105 CRESCENT AVE
34	064-204-03	PLATT AVE
35	064-204-35	CAZNEAU AVE
36	064-213-22	CAZNEAU AVE
37	064-243-22	GEORGE LANE
38	064-242-10	GEORGE LANE
39	064-135-06	522 SPRING ST
40	064-141-10	530 EASTERBY ST
41	064-201-01	35 MARIE ST
42	064-141-18	518 EASTERBY ST
43	065-261-04	107 FOURTH ST
44	064-137-03	107 PEARL ST
45	064-142-30	515 EASTERBY ST
46	065-264-12	110 FOURTH ST
47	064-062-14	175 TOMALES ST
48	064-062-15	163 TOMALES ST
49	064-135-03	510 SPRING ST
50	064-141-17	511 SPRING ST
51	064-342-07	20 BUCHANAN DR
52	064-342-11	11 TOMALES ST
53	064-181-24	812 SPRING ST
54	064-138-02	254 WOODWARD AVE
55	065-231-17	211 WEST ST
56	065-236-04	209 FOURTH ST
57	064-192-02	141 WOODWARD AVE
58	064-062-19	TOMALES STREET (See Note 1)
59	064-181-01	21 GORDON ST
60	064-182-06	38 GORDON ST

	APN	Address (or approximate address for vacant sites)
61	064-136-03	155 WOODWARD AVE
62	064-142-29	EASTERBY STREET
63	064-131-07	OLIVE STREET
64	064-135-23	511 OLIVE STREET
65	065-252-64	37-39 CRESCENT AVE
66	065-253-02	MAIN STREET THROUGH TO CRESCENT AVE (See Note 2)
67	064-163-06	BONITA STREET (See Note 3)
68	064-163-07	417 BONITA ST
69	065-301-05	115 SOUTH STREET
70	064-141-13	523 SPRING ST
71	065-072-12	10 READE LN
72	065-063-08	911 BRIDGEWAY
73	064-151-06	1733 BRIDGEWAY
74	065-071-22	30 EXCELSIOR LN
75	065-063-07	925 BRIDGEWAY
76	064-151-02	1757 BRIDGEWAY
77	065-267-41	104 THIRD ST
78	065-238-15	214 THIRD ST
79	065-241-10	210 RICHARDSON ST
80	065-056-07	416 JOHNSON ST
81	064-167-21	411 LITHO ST
82	065-235-46	303 SECOND ST
83	065-241-12	214 RICHARDSON ST
84	064-167-03	408 LOCUST ST
85	065-052-26	419 LOCUST ST
86	064-151-16	412 NAPA ST
87	052-322-02	330 EBBTIDE AVENUE

Notes

- 1 Owned by the City of Sausalito
- 2 Owned by the Marin Municipal Water District
- 3 Unknown owner

C. Uncounted Liveboards

Table C.6: Uncounted Liveboards in 2000 Census and 2000 – 2010 Department of Finance

Housing Units in the City of Sausalito						
YEAR	TOTAL	SINGLE		MULTIPLE		MOBILE HOMES /OTHER
		DETACHED	ATTACHED	2 TO 4	5 PLUS	
2000	4,511	1,706	423	1,353	805	224
2001	4,518	1,713	423	1,353	805	224
2002	4,522	1,717	423	1,353	805	224
2003	4,527	1,722	423	1,353	805	224
2004	4,529	1,724	423	1,353	805	224
2005	4,549	1,725	423	1,350	827	224
2006	4,551	1,728	423	1,349	827	224
2007	4,560	1,737	423	1,349	827	224
2008	4,567	1,743	427	1,346	827	224
2009	4,570	1,746	427	1,346	827	224
2010	4,573	1,751	427	1,344	827	224

Source: California Department of Finance, E-5 Population and Housing Estimates 2000-2010.

The California Department of Finance updates each year’s housing count by unit type adding new construction and annexations, and subtracting demolitions and conversions from the 2000 census benchmark based on data provided by the local jurisdiction. Review of State Department of Finance annual housing unit counts for the years 2000 to 2010 indicate no change in the number of “mobile homes/other” units in Sausalito, the category that encompasses a variety of miscellaneous housing types including boats. Thus, in the years since the 2000 Census, the 38 undercounted liveboard berths have remained an uncounted segment of Sausalito’s housing stock. (While 38 BCDC permitted liveboards were undercounted in the 2000 Census, only the 6 uncounted liveboards within the Waterfront Marinship Zone where liveboards are a legal non-conforming use will be credited towards the 2009-2014 RHNA) . Discussions with the State Department of Finance (February 2014) regarding the appropriate reporting of undercounted liveboards indicate that from this point forward, the City will need to evaluate any undercount in comparison with the housing unit counts from the 2010 Census. So while the 2009-2014 RHNA developed by ABAG is based on unit counts from the 2000 Census, the current unit counts reported by the Department of Finance now utilize the 2010 Census as the baseline.

Review of the 2010 Census maps for Sausalito indicate both the block numbers and boundaries have changed significantly from the 2000 Census, with census blocks now encompassing both waterfront homes and marinas. As shown in Table C.7, the 2010 housing unit count by census block now exceeds the number of BCDC permitted liveboards.

Discussion of this issue with the State Department of Housing and Community Development (HCD) has confirmed the City's ability to utilize the 2000 Census as the basis for the liveboard undercount in the City's 2009-2014 Housing Element. Sausalito's Housing Element update for

the 2015-2023 period does not, however, include a liveaboard undercount within the sites inventory³.

Table C.7: Comparison of Existing Permitted Liveaboards and 2010 Census

Census Block # (Tract 1302.02 Block Group 1)	2010 Census Housing Unit Count	Marina	Existing Liveaboards with BCDC Permits
1023	75	Clipper Yacht Harbor	52
1035	80	Galilee Harbor	38
		Schoonmaker Marina	16
1038	27	Sausalito Marine Ways	--
1039	62	Sausalito Yacht Harbor	31
		Pelican Harbor	9
Totals	244 units		146

³ This refers only to the 2010 Census and does not limit the City's ability to analyze and utilize any future discrepancies, commencing with the 2020 Census.

APPENDIX D - EVALUATION OF ACCOMPLISHMENTS UNDER EXISTING HOUSING ELEMENT

Housing Element Law requires that a jurisdiction review its previously adopted Element to determine what accomplishments occurred in the intervening years, and to consider modifications that might be necessary in order to make the new Element more effective. These results should be quantified where possible (e.g. the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Sausalito 2009-2014 Housing Element set forth a series of housing programs to address the following issue areas:

- ✓ Programs to Preserve and Improve Existing Affordable Housing
- ✓ Programs to Assist in the Development of Affordable Housing
- ✓ Programs to Maintain or Achieve Compliance with Housing Regulations

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the updated Housing Element. Table D-1 that follows summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis provide the basis for development of the program strategy for Sausalito's 2015-2023 Housing Element.

Table D.1: Review of Accomplishments under 2009-2014 Housing Element

Implementing Program	Accomplishments
PRESERVING HOUSING AND NEIGHBORHOOD ASSETS	
<p>1. Code Enforcement and Public Information <u>2009-14 Objective:</u> Develop and distribute informational handouts on available rehabilitation and energy retrofit assistance through Marin Housing and P&E. Provide information on volunteer service organizations on City website.</p>	<p><u>Progress:</u> Staff prepared a brochure summarizing rehabilitation and energy retrofit programs available through Marin Housing and PG&E. The brochure is available at City Hall. Staff is making the brochure available on the City’s website. <u>Effectiveness:</u> The program was effective in enhancing public awareness of available rehabilitation and energy retrofit programs. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>
<p>2. Residential Rehabilitation Loan and Energy Retrofit Programs <u>2009-14 Objective:</u> Publicize the <i>Marin Housing</i> Rehab program and PG&E energy retrofit programs on City website and through brochures at City Hall and other community locations. Seek to assist five very low income households.</p>	<p><u>Progress:</u> Staff prepared a brochure which summarizes rehabilitation and energy retrofit programs available through Marin Housing and PG&E. The brochure is available at City Hall and available on the City’s website. According to County staff, no rehabilitation loans were made to Sausalito residents during the planning period. <u>Effectiveness:</u> While the City was effective in providing public information on available rehabilitation assistance programs, no Sausalito residents applied for assistance. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>
<p>3. Historic Design Guidelines and Preservation Incentives <u>2009-14 Objective:</u> Provide a brochure on funding sources for historic preservation. Update Historic Preservation regulations in Municipal Code and Zoning Ordinance.</p>	<p><u>Progress:</u> The City conducted a public workshop for a City-wide Neighborhood Historical study in February 2013. Staff prepared a brochure which identifies funding sources for historic preservation. The process to update the Historic Preservation regulations contained within the Zoning Ordinance is on track for adoption in 2015. <u>Effectiveness:</u> The program was effective in enhancing public awareness of available funding for historic preservation. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element, including updating its Historic Preservation regulations.</p>
<p>4. Residential Design Review <u>2009-14 Objective:</u> Continue to provide design review to ensure that new projects and modifications of existing buildings are consistent with the small-town character of Sausalito. Evaluate revisions to Design Review Procedures to encourage multi-family use in multi-family districts.</p>	<p><u>Progress:</u> The City continues to utilize design guidelines to promote development that is compatible with its surroundings and Sausalito’s character. In 2014, the City adopted Municipal Code Section 10.44.330 (Development Standards for Dwelling Units in Two-Family and Multi-family Residential Zoning Districts) that limits the size of single family homes in multi-family districts and encourages multi-family use in multi-family districts. <u>Effectiveness:</u> The program was effective in achieving its objectives. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>

Implementing Program	Accomplishments
<p>5. Condominium Conversion Regulations <u>2009-14 Objective:</u> Evaluate strengthening regulations to extend inclusionary requirements to smaller projects and prohibit conversions during periods of low rental vacancy rates. Examine relief options for long-term homeowners.</p>	<p><u>Progress:</u> The City did not implement this program during the planning period. <u>Effectiveness:</u> Between 2009-2013, three duplexes, totaling six units, were converted to condominium ownership. While the City has not yet amended its condominium conversion regulations, none of these projects would have triggered the program's proposed application of inclusionary requirements to projects of 3 or more units. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>
<p>6. Preservation of Existing Rental Housing <u>2009-14 Objective:</u> Preserve 5 extremely low income, 45 very low income, 15 low income and 7 moderate income housing opportunities. Require long-term affordability controls in future affordable housing projects.</p>	<p><u>Progress:</u> Affordability controls were maintained in Sausalito's three income-restricted rental projects (Bee Street Housing, Rotary Place, Sausalito Rotary Senior Housing) and income-restricted liveaboard marina (Galilee Harbor). <u>Effectiveness:</u> Long-term rent restrictions were effective in maintaining affordability in 38 very low income apartment units, and 34 lower and moderate income liveaboard berths. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>
ENCOURAGING DIVERSITY IN HOUSING	
<p>7. Residential and Mixed Use Site Inventory <u>2009-14 Objective:</u> Maintain site inventory. Provide inventory and development incentive information to developers.</p>	<p><u>Progress:</u> The City maintains on the City website the inventory of vacant and underutilized residential and commercial parcels conducted for the Housing Element on the City website. <u>Effectiveness:</u> The program was effective in providing readily accessible information on residential development opportunities in the City. <u>Appropriateness:</u> The residential sites inventory will be updated and refined as part of the 2015-2023 Housing Element. A program to maintain public access to the inventory remains appropriate to the Element.</p>
<p>8. Vertical Mixed Use Requirements in Commercial Districts¹ <u>2009-14 Objective:</u> Establish VMU requirements and initiate related zoning text amendments.</p>	<p><u>Progress:</u> In July 2014, City Council adopted an Ordinance to Encourage and Incentivize the Development of Residential Uses above Commercial Uses within the CC, CR and CN-1 Zoning Districts. <u>Effectiveness:</u> As the Ordinance has just recently been adopted, the City has not yet received any project applications under the new Vertical Mixed Use regulations. <u>Appropriateness:</u> Maintaining a program to facilitate mixed income residential infill within designated commercial areas remains appropriate to the updated Housing Element.</p>

¹ As part of the July 2014 amendment to Sausalito's 2009-2014 Housing Element, **Program 8b - Horizontal Mixed Use Incentives in Neighborhood Commercial (CN-1) District**, was removed from the Element, and a replacement R-3 site was added to the Housing Element sites inventory.

Implementing Program	Accomplishments
<p>9. Non-Traditional Housing Types <u>2009-14 Objective:</u> Facilitate the development of alternative housing models suited to the community's housing needs by modifying zoning regulations to allow for such additional housing types.</p>	<p><u>Progress:</u> Implementation of this program was not completed during the planning period. <u>Effectiveness:</u> While the City has not yet amended its zoning code to specifically address this program, no requests for housing types which didn't fit within Sausalito's existing zoning were received. <u>Appropriateness:</u> This program remains appropriate to the updated Element, and the City will consider expanding to specifically explore and evaluate regulations to facilitate junior second units.</p>
<p>10a. Accessory Dwelling Units – Adoption of Regulations to Encourage New ADUs <u>2009-14 Objective:</u> Adopt regulations to facilitate new ADUs and conduct educational campaign to promote. Seek to achieve 12 new ADUs during the remaining 2012-2014 planning period.</p>	<p><u>Progress:</u> The City's ADU Working Group meet over several months to develop draft ADU regulations, which underwent extensive public review and refinement. The City Council adopted the ADU Ordinance in November 2012. In the 18 months since the ADU ordinance has been in effect (Jan 2013 - June 2014), the City has received 8 applications for new ADUs, 6 of which have been approved and 2 which are currently under review. <u>Effectiveness:</u> The City's ADU Ordinance and associated public outreach has been effective in producing lower-cost housing opportunities in Sausalito. If the level of ADU permit activity continues through the end of 2014, the City will be close to its goal for 12 new units. <u>Appropriateness:</u> Continuation of this program into the updated Element remains appropriate.</p>
<p>10b. Accessory Dwelling Units – Registration and Amnesty of Existing ADUs <u>2009-14 Objective:</u> Develop and initiate ADU registration and amnesty program. Seek to legalize at least 12 units that weren't previously counted in the U.S. Census and bring them into the City's official housing stock. Monitor progress and report to HCD. If shortfall, amend Housing Element to identify additional strategies.</p>	<p><u>Progress:</u> In conjunction with establishing the ordinance for new ADUs, the Working Group established the parameters for an amnesty program for existing ADUs, also adopted by City Council in November 2012. During the 15 month ADU amnesty period (Jan 1, 2013 - March 31, 2014), the City received a total of 64 applications. Through June 2014, a total of 14 of these ADU amnesty units not previously counted in the census have been issued permits, with an additional 45 under review, and 5 ADUs issued permits that had already counted in the Census. <u>Effectiveness:</u> The amnesty program has been highly effective by bringing at least 14 units up to Code, exceeding the City's goal to bring 12 previously undocumented ADUs up to Code, issue permits, and bring into the City's "official" housing stock. <u>Appropriateness:</u> The City recognizes that additional unpermitted ADUs remain in the community. The City may therefore initiate another amnesty program during the next 8 year Housing Element cycle.</p>

Implementing Program	Accomplishments
<p>11. Liveaboard Housing <u>2009-14 Objective:</u> Contact marina operators and facilitate necessary local permitting. Coordinate with Sausalito Yacht in amendment of BCDC permit. Report permitted liveaboards to Dept. of Finance. Establish monitoring procedures for local low/mod income occupancy requirements. Pursue improved mail service and communication with liveaboard residents.</p>	<p><u>Progress:</u> The City determined a CUP is required for liveaboard use, with the exception of marinas in the Marinship (where liveaboards that existed prior to the City's 2003 Zoning Ordinance are grandfathered in). The following liveaboards located within the Marinship are credited towards the 2009-2014 RHNA: 6 liveaboards in Schoonmaker not counted in the 2000 Census; additional liveaboard capacity of 20 units in Clipper Yacht and 4 units in Schoonmaker. <u>Effectiveness:</u> The City has been effective in bringing some liveaboards into the official housing stock, and will continue to work with other marinas on local permitting. <u>Appropriateness:</u> Continuation of this program into the updated Element remains appropriate.</p>
ENHANCING HOUSING AFFORDABILITY	
<p>12. Affordable Housing Development Assistance <u>2009-14 Objective:</u> Consider financial and regulatory incentives to private developers upon request, for the development of high quality affordable housing for families and seniors.</p>	<p><u>Progress:</u> While the City has not had any requests for affordable housing during the planning period, in June 2014, the City Council adopted a local density bonus ordinance that sets forth regulatory incentives and concessions for affordable housing. Adoption of the Vertical Mixed Use Ordinance in July 2014 provides an additional tool to encourage the integration of affordable units within designated commercial districts. <u>Effectiveness:</u> While Sausalito does not currently have financial resources to support the development of affordable housing, the City now has several regulatory mechanisms in place to facilitate the provision of affordable units. <u>Appropriateness:</u> Continuation of this program into the updated Element remains appropriate.</p>
<p>13. Local Affordable Housing Fund <u>2009-14 Objective:</u> Upon adoption of a program that generates in-lieu housing fees, establish a dedicated Affordable Housing Fund. Consult with Marin County in developing Regulations to govern Fund oversight and expenditures.</p>	<p><u>Progress:</u> The City has not yet adopted an Inclusionary Housing or other program that generates in-lieu fees, and thus has not established a local affordable housing fund. <u>Effectiveness:</u> This program was not implemented and therefore effectiveness cannot be measured. <u>Appropriateness:</u> As indicated under Program #17, conducting an Inclusionary Housing Nexus and In-Lieu Fee Study and considering whether to adopt an Inclusionary Housing Ordinance remains appropriate to the updated Housing Element. A program to establish a local affordable housing fund thus also remains appropriate.</p>

Implementing Program	Accomplishments
<p>14. Partnerships for Affordable Housing <u>2009-14 Objective:</u> Explore partnerships with a variety of affordable housing providers, utilizing the Nonprofit Housing Association of Northern California as a resource to identify nonprofits with experience in developing small scale infill projects consistent with Sausalito’s character.</p>	<p><u>Progress:</u> In the less than two years since Sausalito adopted its 2009-2014 Housing Element in October 2012, the City has focused on the implementation of near term programs necessary to provide adequate sites and zoning for a variety of housing types for special needs populations. Exploring affordable housing partnerships did not occur during this short time frame. <u>Effectiveness:</u> This program has not yet been implemented and therefore effectiveness cannot be measured. <u>Appropriateness:</u> Partnerships with affordable housing providers remains an appropriate program over the longer term, 2015-2023 planning period.</p>
<p>15. Homebuyer Assistance <u>2009-14 Objective:</u> Contact Marin Housing regarding participation in MCC and BMR programs. Publicize MCCs as they become available.</p>	<p><u>Progress:</u> City staff obtained brochures from <i>Marin Housing</i> Regarding MCC and BMR programs. The brochure is available at City Hall. Staff has made the brochure available on the City’s website. <u>Effectiveness:</u> The City was effective in providing information about available first-time homebuyer assistance. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>
<p>16. Section 8 Rental Assistance <u>2009-14 Objective:</u> Provide information and refer tenants to <i>Marin Housing</i> for Section 8 assistance. Provide handout for distribution to rental property owners to encourage them to register units with <i>Marin Housing</i>.</p>	<p><u>Progress:</u> Staff prepared a brochure that summarizes Section 8 assistance through <i>Marin Housing</i>. The brochure is available at City Hall. Staff has made the brochure available on the City’s website. <u>Effectiveness:</u> The City was effective in providing information about rental assistance available through <i>Marin Housing</i> for very low income households. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>
<p>17. Inclusionary Housing Regulations <u>2009-14 Objective:</u> Prepare an Inclusionary Housing Nexus and In-Lieu Fee Study and develop and adopt incentive-based inclusionary housing regulations.</p>	<p><u>Progress:</u> Implementation of this program was not completed during the planning period. <u>Effectiveness:</u> This program was not implemented and therefore effectiveness cannot be measured. <u>Appropriateness:</u> Conducting an Inclusionary Housing Nexus and In-Lieu Fee Study and potential adoption of an Inclusionary Housing Ordinance remains appropriate to the updated Housing Element.</p>
REDUCING GOVERNMENTAL CONSTRAINTS	
<p>18. Fee Deferrals and/or Waivers for Affordable Housing <u>2009-14 Objective:</u> Adopt resolution to waive 100% application processing fees for projects with min. 5% ELI units. Provide information to affordable housing community regarding fee deferrals, reductions, and waivers.</p>	<p><u>Progress:</u> Implementation of this program was not completed during the planning period. <u>Effectiveness:</u> This program was not implemented and therefore effectiveness cannot be measured <u>Appropriateness:</u> Adopting provisions to waive application fees for projects with extremely low income units remains appropriate to the updated Housing Element. The City incorporated a fee waiver provision into the VMU program that may serve as a model in this effort.</p>

Implementing Program	Accomplishments
<p>19. Density Bonus and Other Incentives for Affordable Housing <u>2009-14 Objective:</u> Amend Zoning Ordinance to comply with State Density Bonus law requirements.</p>	<p><u>Progress:</u> The updated Density Bonus Ordinance was introduced at a community meeting in March 2014. Planning Commission and City Council conducted several public hearings on the draft Ordinance, the City refined the Ordinance based on public input and adopted it in June 2014. <u>Effectiveness:</u> The City was effective in providing zoning incentives for the provision of affordable housing. <u>Appropriateness:</u> Providing information on regulatory incentives and concessions to facilitate affordable housing remains appropriate to the updated Housing Element.</p>
<p>20. Multi-Family Development in Multi-Family Zones <u>2009-14 Objective:</u> Develop standards in Zoning Ordinance to promote two-family and multi-family developments in two-family and multi-family zoning districts, and discourage single-family developments in these districts. Evaluate alternatives.</p>	<p><u>Progress:</u> From January 2011 to May 2013, a Planning Commission subcommittee conducted extensive public outreach to evaluate and recommend amendments to development standards within the Multi-Family Zoning Districts. Following additional public input, in March 2014, the City Council adopted an Ordinance adding Municipal Code Section 10.44.330 (Development Standards for Dwelling Units in Two-Family and Multi-family Residential Zoning Districts), and modifying other Code sections to discourage the development of large single-family residences in multi-family zones and encourage multi-family use on multi-family zoned properties. <u>Effectiveness:</u> The City was effective in establishing zoning provisions to limit the size of single family homes in multi-family districts and encourage multi-family use on multi-family zoned properties. <u>Appropriateness:</u> The City completed this program and it is no longer necessary in the updated Housing Element.</p>
<p>21. Zoning Text Amendments for Special Needs Housing <u>2009-14 Objective:</u> Adopt Zoning Ordinance text amendments specifying provisions for emergency shelters, transitional and supportive housing and Single-Room Occupancy buildings.</p>	<p><u>Progress:</u> The City introduced the Zoning Text Amendments for Special Needs Housing at a community meeting in March 2014. Planning Commission and City Council conducted several public hearings on the code amendments, refined them based on public input, and adopted them in July 2014. <u>Effectiveness:</u> The City was effective in providing zoning appropriate to accommodate a variety of special needs housing. <u>Appropriateness:</u> The City implemented this program and it is no longer necessary in the updated Housing Element.</p>
PROMOTING EQUAL HOUSING OPPORTUNITIES	
<p>22. Fair Housing Program <u>2009-14 Objective:</u> Refer fair housing complaints to <i>Fair Housing of Marin</i>. Publicize the fair housing program.</p>	<p><u>Progress:</u> City staff obtained flyers from <i>Fair Housing of Marin</i> regarding fair housing. The City makes the flyers available at City Hall. Staff has made the brochure available on the City's website. <u>Effectiveness:</u> The City was effective in providing information about fair housing. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>

Implementing Program	Accomplishments
<p>23. Sausalito Village Senior Services <u>2009-14 Objective:</u> Support the efforts of Sausalito Village to allow seniors to age in place and promote housing assistance for seniors.</p>	<p><u>Progress:</u> The City helps to promote the work of Sausalito Senior Services through publication of links to the organization's two electronic newsletters. In 2013, the City Council created the Age-Friendly Sausalito Task Force to assess the current age-friendliness of the City and to develop a strategic plan which will assist the City in future planning. <u>Effectiveness:</u> The City has been effective both in promoting available services to seniors, and in evaluating the future needs of the senior community. <u>Appropriateness:</u> Expanding the existing program to explore options to develop a citywide Plan of Action for seniors is appropriate for the updated Housing Element.</p>
<p>24. Home Sharing and Tenant Matching Opportunities <u>2009-14 Objective:</u> Collaborate with Marin Housing and Sausalito Village Senior Services to implement and actively promote "Home Connection in Marin" within Sausalito.</p>	<p><u>Progress:</u> City staff obtained flyers from <i>Marin Housing</i> to promote the home sharing service and made available at City Hall and on the city's website. However, the program has since been discontinued due to lack of funding. <u>Effectiveness:</u> The City was effective in providing information about Home Connection when the program was in operation. The only home sharing program currently available in Marin is through Episcopal Senior Communities (ESC) in San Rafael. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element. The Age Friendly Sausalito Task Force is working with ESC to develop a satellite home sharing program in Sausalito.</p>
<p>25. Reasonable Accommodation Procedures <u>2009-14 Objective:</u> Amend Zoning Ordinance and develop procedures to allow reasonable accessibility accommodations.</p>	<p><u>Progress:</u> In June 2014, City Council adopted an ordinance permitting the City to grant reasonable modifications to the requirements of the zoning code to ensure persons with disabilities have the same opportunity to enjoy the rights and privileges available to residents or property owners in the same zoning district. <u>Effectiveness:</u> Although the City only recently adopted the ordinance, the City expects it will be effective in establishing the process for requesting and granting reasonable modifications to zoning and development regulations, building codes, and land use. <u>Appropriateness:</u> Providing information on opportunities for reasonable accommodation for persons with disabilities remains appropriate for the updated Housing Element.</p>
<p>26. Universal Design / Visitability <u>2009-14 Objective:</u> Develop Universal Design and Visitability Principals brochure, and provide to residential development applicants.</p>	<p><u>Progress:</u> Staff prepared a Universal Design brochure. The brochure is available at City Hall. Staff has made the brochure available on the City's website. <u>Effectiveness:</u> The City was effective in providing public information on universal design. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>

Implementing Program	Accomplishments
<p>27. Housing for Marine Workers <u>2009-14 Objective:</u> Support liveaboard and other affordable housing options which address the housing needs of local marine workers.</p>	<p><u>Progress:</u> In conjunction with the Housing Element update process, the City conducted extensive research to document the number of liveaboards in each marina with BCDC permits. In addition, as described under Program 11, the City has clarified the local permitting process for liveaboards, and determined liveaboards located in marinas in the Marinship Specific Plan area are a legal non-conforming uses. <u>Effectiveness:</u> The City has been effective in bringing some liveaboards into the official housing stock, and will continue to work with other marinas on local permitting. <u>Appropriateness:</u> A program to address the housing needs of marine workers remains appropriate to the updated Housing Element, including working with marina operators to establish procedures for implementation of low and moderate income occupancy requirements.</p>
<p>28. Homeless Continuum of Care <u>2009-14 Objective:</u> Support implementation of the Homeless Countywide Continuum of Care and publicize the emergency 211 call system.</p>	<p><u>Progress:</u> The City has provided information on its website about the emergency 211 toll-free call system for information and referral. In July 2014, City Council adopted zoning provisions to: 1) establish an Emergency Shelter Overlay Zone on designated PI zoned sites; 2) specify that transitional and supportive housing are to be considered a residential use of property; and 3) provide for SROs as a conditional use within the CC, CR and CN zones. <u>Effectiveness:</u> The City has been effective in publicizing the availability of emergency services and adopting zoning to accommodate a continuum of care of persons and families experiencing homelessness. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>
IMPLEMENTING ENVIRONMENTAL SUSTAINABILITY	
<p>29. Local Green Building Regulations <u>2009-14 Objective:</u> Adopt local Green Building regulations, including appropriate policies and programs.</p>	<p><u>Progress:</u> The City will incorporate the California Green Building Code into the local adoption of the 2013 Uniform Construction Code in 2015. <u>Effectiveness:</u> This program has not yet been implemented. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>

Implementing Program	Accomplishments
<p>30. Climate Action Plan <u>2009-14 Objective:</u> Complete the Community-wide Greenhouse Gas Emissions Inventory, and adopt and implement the Climate Action Plan.</p>	<p><u>Progress:</u> Sausalito has completed a baseline Community-wide Greenhouse Gas (GHG) Emissions Inventory, and has undertaken numerous actions aimed at reducing GHG emissions. The mission of the Sustainability Commission is to support the City in its goal to improve the environment, and to minimize the community's ecological footprint. The Commission accomplishes its mission through education and outreach to the citizens of Sausalito, and by formulating plans and policies for consideration by the City Council. Topic areas addressed by the Sustainability Commission include: 1) Waste reduction, collection, and disposal; 2) Recycling and reuse; 3) Alternative energy sources and energy efficiency; 4) Pollution and hazardous waste; 5) Ways to minimize environmental degradation.</p> <p><u>Effectiveness:</u> The City has been effective in its actions to reduce waste and become a more sustainable community.</p> <p><u>Appropriateness:</u> An overall program for sustainability is appropriate for the updated Element, of which the Climate Action Plan will be a component.</p>

Implementing Program	Accomplishments
PROMOTING COMMUNITY INVOLVEMENT	
<p>31. Ongoing Community Education and Outreach <u>2009-14 Objective:</u> Continue to include residents and community organizations in the implementation of this Housing Element and the development of the next Housing Element through multiple means.</p>	<p><u>Progress:</u> As part of the 2009-2014 Housing Element update, the City developed an extensive e-mail list of community stakeholders and interested parties and it will use this list for ongoing notification of opportunities for public input into the Housing Element update. In March 2014 the City sent a postcard to all residents and property owners in Sausalito regarding the Housing Element Update, providing contact information, upcoming workshop/meeting dates and an invitation to join the email notification list for weekly/monthly updates. <u>Effectiveness:</u> The City has been very effective in keeping the citizenry informed about the Housing Element update and associated zoning implementation, and has continued to receive a high level of community involvement in the process. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>
<p>32. Housing Element Monitoring/ Annual Report <u>2009-14 Objective:</u> The Community Development Department will review the Housing Element annually, provide opportunities for public participation, and submit an annual report to the State.</p>	<p><u>Progress:</u> The City has been monitoring its progress in implementing the Housing Element, and submitted Annual Progress Reports to State HCD for calendar years 2012 and 2013. <u>Effectiveness:</u> The City has been effective in monitoring implementation of the Housing Element, and providing opportunities for public review of its progress. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>
<p>33. Association of Bay Area Governments (ABAG) Housing Needs Process <u>2009-14 Objective:</u> The City Council's Sausalito ABAG delegate will continue to monitor and provide reports to the City Council on the preparation and confirmation of the RHNA for the next Housing Element cycle.</p>	<p><u>Progress:</u> The City participated in the ABAG RHNA planning meetings for the 2015-2023 housing planning cycle, and provided reports to Council. <u>Effectiveness:</u> The City's participation in the ABAG RHNA process was effective, and contributed to a more realistic RHNA of 79 units for the 2014-2022 RHNA period, reflecting a 50% reduction from Sausalito's prior 2007-2014 RHNA. <u>Appropriateness:</u> Continued involvement in the ABAG housing needs process remains appropriate for the Housing Element update.</p>
<p>34. Staff Affordable Housing Training and Education <u>2009-14 Objective:</u> Designated City staff members shall begin training sessions and provide on-going assistance to homeowners, renters, and developers.</p>	<p><u>Progress:</u> Staff has attended a housing training sponsored by the State Department of Housing and Community Development (HCD), and consults with HCD as necessary to become more informed on Housing Element requirements.. In addition, staff routinely refers the public to <i>Marin Housing and Fair Housing of Marin</i> as a means of providing information on available assistance. <u>Effectiveness:</u> Staff has been effective in keeping well informed of housing laws and informing the public accordingly. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>

Summary of Quantified Objectives: 2009-2014

The following table summarizes the quantified objectives contained in Sausalito's 2009-2014 Housing Element, and compares the City's progress in fulfilling these objectives.

Table D.2: Quantified Objectives for Sausalito's 2009-2014 Housing Element planning period

Income Level	RHNA Objectives		Rehabilitation Objectives		Conservation Objectives	
	Objective	Progress	Objective	Progress	Objective	Progress
Extremely Low* (0-30% AMI)	23		--		5	5
Very Low (31-50% AMI)	22	6	5		45	45
Low (51-80% AMI)	30	17	--		15	15
Moderate (81-120% AMI)	34	4	--		7	7
Above Moderate (>120% AMI)	56	23	--		--	--
Totals	165	50	5	0	72	72

New Construction: Objective reflects 2007-2014 RHNA. Progress reflects: 1) residential building permits issued between 1/2007-12/2013: 23 single-family (above moderate income) and 1 unit above commercial (moderate income); 2) accessory dwelling units² (ADUs) issued permits between 1/2013-6/2014: 6 new ADUs and 14 amnesty ADUs not previously counted in the census; and 3) 6 existing liveaboards³ with BCDC and City permits not counted in 2000 Census.

Rehabilitation: Objective and progress reflects Marin Housing's Rehabilitation Loan Program.

Conservation: Objective and progress reflects conserving affordable units within Sausalito's three affordable rental projects and conserving the 34 rent and income-restricted berths in Galilee Harbor.

² Income distribution of ADUs based on Sausalito ADU survey: 25% very low income, 58% low income, 17% moderate income (City of Sausalito *ADU Single-Family Technical Report* and *ADU Multi-family Technical Report*, March 28, 2011).

³ Liveaboard affordability based on compiled data on monthly berth rents (City of Sausalito *Liveaboard Technical Report*, May 25, 2011).

APPENDIX E – COMMUNITY PARTICIPATION

In late 2009, the City Council appointed the Housing Element Committee, comprised of City Council, Planning Commission representatives, and City residents. In March 2011, the City Council re-titled the advisory body as the Housing Element Task Force. The Housing Element Committee/Task Force held over 45 public meetings during the 2009-2014 Housing Element Update, including three publicly noticed Community Workshops, to engage Sausalito residents and property owners in the discussion of topics related to the Housing Element Update.

In addition to the City's direct efforts, residents also formed grassroots organizations to forward their concerns with regards to the potential impacts of specific strategies proposed in the draft Housing Element.

City staff and consultants have also received correspondence from the community through email throughout the update process, and responded to questions. These emails were forwarded to the Task Force for their information.

The 2015-2023 Housing Element also included a major Community Participation component. The Housing Element Subcommittee continued its role in serving as a citizen-led advisory board, working with consultants and City staff in refining ordinances and policies to align with the community's interests. Over 20 public meetings were held, including two community workshops to present the zoning ordinance amendments and the updated Housing Element.

Summaries of questions, comments and concerns raised by the community at the two Community Workshops are included in this Appendix.

A. First Community Workshop, March 15, 2014, Introduction to Housing Element

1. Summary of Presentation by Staff and Consultants

- Background of the Housing Element Update process and purpose
- Components of a Housing Element
- Regional Housing Needs Allocation
- Consequences of Non-Compliance
- Project Overview: Zoning Ordinance Amendments and 2015-2023 Housing Element Update
- Zoning Ordinance Amendments:
 - Implementation of 2009-2014 Housing Element Programs
 - Vertical and Horizontal Mixed Use Ordinance (Program 8)
 - Density Bonus Ordinance
 - Multi-Family Standards
 - Special Needs: Emergency Shelters, Transitional/Supportive Services (SB 2) and Single Room Occupancy Units
 - Liveboards Update: Existing and Future Liveboards
 - Accessory Dwelling Units (ADU) Update
- 2015-2023 Housing Element Update:
 - Sausalito's Regional Housing Needs Assessment (RHNA) and Income Limits
 - Demographic Trends
 - Special Needs Households: Seniors, Persons with Disabilities, and Marine Workers
 - Housing Costs and Affordability
 - Income Characteristics
 - Homeownership and Rental Affordability Gap

2. General Public Comments and Questions

Workshop attendees asked general questions regarding the housing element update, the RHNA, and the ordinances being implemented from the 2009-2014 Housing Element. There were many concerns voiced over the Density Bonus and Vertical Mixed Use and Horizontal Mixed Use ordinances, specifically regarding potential visual impacts on surrounding residences.

Additionally, specific questions included: consequences of non-compliance; how the City could maximize local control and minimize impacts on the community; how State and ABAG requirements differed; if rent control would be put in place; if shared housing units could be considered a strategy; if Sausalito could consider the Marin City area as a part of the update and if Marin City could absorb Sausalito's housing needs; the applicable area affected by the Housing Element and other planning purposes.

A comment was provided that called for attention to ensure that local teachers and other members of the workforce had affordable housing options in Sausalito.

B. Second Community Workshop, September 20, 2014, Review of Housing Element Goals, Policies, and Programs

1. Summary of Presentation by Staff and Consultants

- Overview of Housing Element Context
 - Purpose
 - Required chapters and components
 - RHNA and “Fair Share”
 - State requirements
 - Risks of non-compliance
- Recap of 2009-2014 Housing Element
 - Extensive community engagement
 - Low-impact strategies (liveboards, ADUs, and Infill)
 - Implemented programs
 - Recap of July 2014 amendment
- Overview of 2015-2023 Housing Element Update
 - Streamlined update
 - Targeted update of 2009-2014 Housing Element
 - Re-assessment of programs from 2009-2014 Housing Element
 - Data updated to reflect demographic trends and new RHNA
 - Exploration of Junior ADU program
 - Survey of Housing Strategy
 - Removal of Butte Street site (16 units) from Site Inventory

2. General Public Comments and Questions

Workshop attendees provided various questions and comments both during and after the presentation. Questions and comments were addressed by City staff, the consultants, and Subcommittee members. The following lists questions and comments raised during the workshop:

- Who would monitor the affordability of rental ADUs?
- Who are the members of the Sausalito Housing Element Subcommittee?
- How many people are currently living on liveboards?
- Why is the proposed Valhalla development subject to lesser density standards?
- Why is the VMU necessary, given that the Housing Element generates a sufficient buffer through its site inventory?
- Why are liveboards not counted as family units?
- Why is the [2015-2023] Housing Element update being rushed? Are we able to slow down and utilize the 120-day grace period after January 31, 2015?
- Why are other marinas not required to obtain BCDC permits? Which ones do not have permits?
- Do we possess the ability to formulate Affordable Housing Overlay Zones (AHOZ)?

Comments

- The Junior ADU program seems like a good option for exploring alternatives in providing additional affordable housing.
- The need for more cottage-style housing in Sausalito.

Housing Element workshop #2 notification flyer distributed to residents by the City of Sausalito.

You're Invited to attend a Community Workshop
Save the Date for Sept. 20th!
A Community Workshop on Sausalito's
2015-2023 Housing Element Update

Tell your friends, bring your neighbors, and help raise awareness about Sausalito's Housing Element.

Goals, Policies, and Programs Workshop
Saturday, September 20th at 10:30am
Edgewater Room, 420 Litho Street, Sausalito
(Lowest Level of City Hall)

WHAT: You are cordially invited to attend a community workshop on the Housing Element update. The focus of the workshop will be to explain the purpose of the Housing Element and its components and to introduce the working draft Element the Housing Element Subcommittee has been reviewing. The City will be looking forward to receiving comments from the public on the draft prior to submittal to the City Council and the State Department of Housing and Community Development (HCD) for their initial review (October 2014), and ultimate consideration at formal public hearings before the Planning Commission and City Council (in late 2014). The deadline for adopting an updated Housing Element is January 31, 2015.

WHY: The Housing Element is part of the General Plan, which is the "blueprint" for the community. All cities and counties in California are required to have a Housing Element that identifies and analyzes existing and projected housing needs, and identifies sites for housing opportunities. The Housing Element must establish goals, policies and programs for the preservation, improvement and development of housing. The State of California mandates the number of new housing units that local jurisdictions must plan for in their Housing Element, with Sausalito required to plan for 79 units (for households ranging from very low income to above moderate income) during our 2015-2023 Housing Element. While the City is required to plan for this new housing and will continue to follow a low impact strategy including mixed use infill, accessory dwelling units and liveboards, the City is not required to actually build the housing.

HOW: In consideration of the comprehensive update of the City's Housing Element completed less than two years ago (adopted in November 2012), the 2015-2023 Draft Element proposes minor updates only to the current Housing Element. The focus is on updating the Element's background information (such as income levels and housing allocation), reviewing the City's progress in implementing its adopted Element, and carrying forward the policies and programs from the current Housing Element with minor refinements as needed. **Your participation, input, and suggestions are critical to a successful outcome!**

WHEN: Saturday, September 20th
10:30am-12:00pm

WHERE: Edgewater Room, Sausalito City Hall (Lowest Level)

FOR MORE INFORMATION: Contact Lilly Schinsing, Analyst, (415) 289-4134, LSchinsing@ci.sausalito.ca.us
 Website: www.ci.sausalito.ca.us/index.aspx?page=703

Public meetings with the Housing Element Subcommittee, Planning Commission and City Council are coming up as early as September and will continue through the end of the year. This may be the last flyer sent via mail regarding this topic, so visit the website, contact Lilly or sign up for e-notifications to stay in the loop!

Join the Email Notification List in order to keep you updated. The City needs to know how to contact you about future meetings on this topic. Please add yourself to the notification list by sending an email to LSchinsing@ci.sausalito.ca.us with the subject line "Housing Element."

Photos from Housing Element Workshop #2



C. List of Meeting Dates for the 2015-2023 Housing Element Update Process

2014

September 22 – Housing Element Subcommittee Meeting
 September 20 – Community Workshop #2
 September 11 – Housing Element Subcommittee Meeting
 July 7 – Planning Commission Hearing
 June 24 – City Council Hearing
 June 13 – Housing Element Subcommittee Meeting
 May 21 – Planning Commission Hearing
 May 20 – City Council Hearing
 May 13 – Housing Element Subcommittee Meeting
 May 5 – Housing Element Subcommittee Meeting
 April 22 – City Council Hearing
 April 9 – Housing Element Subcommittee Meeting
 April 7 – Housing Element Subcommittee Meeting
 April 2 – Housing Element Subcommittee Meeting
 March 31 – Housing Element Subcommittee Meeting
 March 19 – Housing Element Subcommittee Meeting
 March 15 – Community Meeting #1
 February 25 – City Council Hearing
 February 7 – Housing Element Subcommittee Meeting
 January 30 – Housing Element Subcommittee Meeting

2013

December 16 – Housing Element Subcommittee Meeting
 November 21 – Housing Element Subcommittee Meeting

D. General Comments and Corresponding Policies/Programs

Table D-1: Comments Received During Community Outreach

General Comment	Where Addressed
<p>Housing Affordable to Local Workforce: A comment was provided signaling the lack of affordable housing options for members of the local workforce. This concern stated that even teachers were priced out of Sausalito and that affordable housing options were needed to retain public servants in the community.</p>	<p>Program 8: VMU</p>
<p>Liveaboard Housing: Comments and questions were raised regarding the liveaboard count and whether units in all eight marinas would eventually end up being counted in the City’s housing stock.</p>	<p>Program 12: Liveaboards and Houseboats</p>

<p>ADU and/or Cottage-Style Housing: Several comments were provided that emphasized the importance of accessory dwelling units in Sausalito. This discussion cited concerns regarding the availability and affordability of this housing type to low and very-low income segments of the population.</p>	<p>Program 10: Accessory Dwelling Units Program 11: Junior Accessory Dwelling Units</p>
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APPENDIX F – HOUSING ELEMENT GLOSSARY

Excerpted from the Sausalito’s Zoning Ordinance, and A Citizen’s Guide to Planning, A Glossary of Planning Terms, <http://ceres.ca.gov/>.)

This glossary is for ease of use of the Housing Element Document only; for full definitions describing uses and regulations related to land use entitlements please see the Zoning Ordinance, Section 10.88.

A. Abbreviations

ABAG:	Association of Bay Area Governments
AMI:	Area Median (Household) Income
APN:	Assessors Parcel Number
BMR:	Below-market-rate dwelling unit
CASA:	Community Assisted Shared Appreciation second mortgage loan
CDBG:	Community Development Block Grant
CEQA:	California Environmental Quality Act
CHFA:	California Housing Finance Agency
EIR:	Environmental Impact Report
FAR:	Floor Area Ratio
GMI:	Gross Monthly Income
HCD:	Housing and Community Development Department of the State of California
HUD:	U.S. Dept. of Housing and Urban Development
MCC:	Mortgage Credit Certificate
PUD:	Planned Unit Development
SRO:	Single Room Occupancy

B. Definitions

Accessory Dwelling Unit: A second permanent dwelling that is accessory to a primary dwelling on a site. A secondary dwelling may be either a detached or attached dwelling unit that provides a complete, independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel or parcels as the primary dwelling. Also see “Granny Unit”.

Accessory Structure or Building: A detached building or structure which is subordinate to, substantially smaller than, and the use of which is customarily incidental to, that of the main building, structure, or use on the same lot.

Acres: Gross acreage refers to the entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net acreage refers to the portion of a site that can actually be built upon. Public or private road right-of-way, public open space, and flood ways are not included in the net acreage of a site.

Affordability Requirements: Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low- and low-income households for a specified period.

Affordable Housing: Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Agency: The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Apartment: (1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Area; Area Median Income: As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD), "Area" means metropolitan area or non-metropolitan county. In non-metropolitan areas, the "Area Median Income" is the higher of the county median family income or the statewide non-metropolitan median family income. The Area Median Income referred to in this Housing Element is that of Marin County.

Ark: The Residential-Ark District in Sausalito promotes and encourages traditional, pre-1963 single-family arks. The district encourages arks' maintenance, restoration and preservation in a manner compatible with surrounding marine and commercial uses. Residential arks have a residential density of one unit per 1,500 square feet. This district encompasses a very small group of ark buildings at the junction of Humboldt Avenue and Johnson Street, which are built on the water.

Article 34 Referendum: Article 34 of the Constitution of the State of California requires passage of a referendum within a city or county for approval of the development or acquisition of a publicly financed housing project where more than 49 percent of the units are set aside for low-income households.

Assisted Housing: Generally multifamily rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multifamily mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs. All California Housing elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing within 10 years.

Attached: Buildings and structures in Sausalito are considered attached if they share a common roof system and/or building walls.

San Francisco Bay Conservation and Development Commission (BCDC): is a California State commission dedicated to the protection, enhancement and responsible use of the San Francisco Bay. The Planning Unit is responsible for conducting major planning studies, specialized research and policy development, and developing amendments to the San Francisco Bay Plan. Similar to the Sausalito Zoning Ordinance, BCDC allows for up to 10% of marina berths in Sausalito to be used as permanent liveaboard housing.

Below-market-rate (BMR) Housing Unit: (1) Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” (2) The financing of housing at less than prevailing interest rates.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Building Code: The national, standard building code that sets forth minimum standards for construction is known as the Uniform Building Code (UBC). State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the UBC, are known as the Uniform Housing Code (UHC).

Building Footprint: The outline of a building at all of those points where it meets the ground.

Building Height: The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers.

Buildout or Build-out: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an **Environmental Impact Report (EIR)** must be prepared and certified as to its adequacy before taking action on the proposed project. An Environmental Assessment may be prepared for housing elements, leading to a Declaration of No Environmental Impact, Negative Declaration, or Mitigated Negative Declaration. When a project is not exempt from CEQA and will not have a significant adverse effect upon the environment a negative declaration is prepared, describing the reasons why the project will not have a significant effect and proposes measures to completely mitigate or avoid any possible effects. (Significant Effects refer to a beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area’s air, water, and land resources.)

Census: The official decennial enumeration of the population conducted by the federal government.

Character: Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

City: City with a capital “C” generally refers to the government or administration of a city. City with a lower case “c” may mean any city or may refer to the geographical area of a city (e.g., the properties in the city.)

Co-housing: Co-housing is an innovative type of collaborative housing that originated in Denmark in the 1960s. Co-housing communities consist of individually owned, private homes clustered around common facilities and amenities in a walkable, sustainable environment. Common features may include a community garden, recreational areas, and a common house where day care and meals can be shared. The communities are managed by the residents who have chosen to live in a close-knit neighborhood. Hundreds of co-housing communities currently exist throughout the country in a variety of settings, including communities in Berkeley, Oakland, Pleasant Hill, Cotati, Grass Valley, Davis and Santa Barbara.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Compatible: Capable of existing together without conflict or ill effects.

Conditional Use Permit (CUP): The Conditional Use Permit process in Sausalito allows Planning Commission level of review for selected land use proposals. Conditional Use Permits are required for uses which may be suitable only in specific locations in a zoning district, or which require special consideration in their design, operation or layout to ensure compatibility with surrounding uses.

Condominium: Condominiums in Sausalito include “community apartments” (developments where an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment located thereon) and “stock cooperative”. Condominiums also include an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property developed for marina or yacht harbor purposes, together with a separate interest in a berthing space in such marina or yacht harbor.

Condominium conversion: The conversion of existing real estate and/or structures to separate, salable condominium units, potentially involving new construction and/or improvements.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning code.

County: County with a capital “C” generally refers to the government or administration of a county (e.g., Marin County). County with a lower case “c” may mean any county or may refer to the geographical area of a county (e.g., the county’s 15 cities).

Density: The measure of the ratio of population to the area of land occupied by that population, which is expressed as dwelling units per acre. “Gross density” is the number of lots derived from dividing the area of a site by the area required for each lot or dwelling unit. “Net density” is the number of lots resulting from subtracting the area required for streets (in the case of a subdivision) from the total area of the undivided site, and then dividing the remaining area by the area required for each lot. Density control indicates a limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts.

Density Bonus: An increase in the density (number of dwelling units allowed per acre or parcel), above that normally allowed by the applicable zoning district, in exchange for a public benefit (e.g., provision of affordable housing or senior housing).

Under California law, projects with at least 5 units may request a density bonus. Depending on the level of affordability, the bonus may be between 5% and 35% of the base density (California Government Code Section 65915 – 65918).

Design Review: The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas. Net developable acres refers to the portion of a site that can be used for density calculations. Some communities calculate density based on gross acreage. Public or private road rights-of-way are not included in the net developable acreage of a site.

Developer: An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development: The physical extension and/or construction of urban land uses. Development activities include subdivision of land; construction or alteration of structures, roads, utilities, and

other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Development Fees: Also known as impact fees, these are fees charged to developers or builders as a prerequisite to construction or development approval. The most common are: (1) impact fees (such as parkland acquisition fees, school facilities fees, or street construction fees) related to funding public improvements which are necessitated in part or in whole by the development; (2) connection fees (such as water line fees) to cover the cost of installing public services to the development; (3) permit fees (such as building permits, grading permits, sign permits) for the administrative costs of processing development plans; and, (4) application fees (rezoning, CUP, variance, etc.) for the administrative costs of reviewing and hearing development proposals.

As Proposition 13 put a cap on property taxes, limiting the main source of funding for new school facilities, California law allows school districts to impose school impact fees on new developments to offset their impacts on area schools.

Development Rights: The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts. (See “Interest, Fee.”)

District: (1) An area of a city or county that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses. (2) A portion of the territory of a city or county within which uniform zoning regulations and requirements apply (aka, a zoning district).

Diversity: Differences among otherwise similar elements that give them unique forms and qualities. E.g., housing diversity can be achieved by differences in unit size, tenure, or cost.

Duplex: A single residential building containing two dwelling units.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis. In Sausalito,

- Multi-family refers to three or more dwelling units on one lot.
- Single-family refers to one dwelling unit on one lot.
- Two-family refers to two dwelling units on one lot.

Emergency Shelter: A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See “Homeless” and “Transitional Housing.”)

Encourage, v: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance, v: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR): A report required of general plans by the California Environmental Quality Act and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See “California Environmental Quality Act.”)

Exaction: A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Fair Market Rent: The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family: (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a *bona fide* single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Feasible: Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s). “Technically feasible” means an action is capable of being implemented because the industrial, mechanical, or application technology exists.

Finding(s): The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.

Flag Lot: A lot which does not have direct frontage on a road or street, and which is connected to a road or street by a narrow fee ownership appendage that is primarily used to provide access to the building site on the lot.

Floor Area Ratio (FAR): Abbreviated as FAR, this is a measure of development intensity. FAR is the floor area of the building or buildings on a parcel divided by the net area of the parcel. For instance, a one-story building that covers an entire lot has an FAR of 1. Similarly, a one-story building that covers 1/2 of a lot has an FAR of 0.5. Sausalito has established FAR limits for each zoning districts.

Garage or Carport: A garage is a structure dedicated for the parking of vehicles that is enclosed on at least three sides; a carport is enclosed on no more than two sides.

General Plan: A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.). California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

Granny Unit: Also referred to as an Accessory Dwelling Unit or Secondary Dwelling Unit, this typically refers to a second dwelling attached to or separate from the main residence that houses one or more elderly persons. California Government Code 65852.1 enables cities and counties to approve such units in single-family neighborhoods.

Guidelines: General statements of policy direction around which specific details may be later established.

Handicapped: A person determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person’s ability to live independently can be improved by appropriate housing conditions.

Historic; Historical: A historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Preservation: The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Homeless: Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing element law, Section 65583(c)(1), requires all cities and counties to address the housing needs of the homeless. (See “Emergency Shelter” and “Transitional Housing.”)

Houseboat: A floating boat, vessel, or industrial or commercial structure on, or in, the waters of the State, which is designed, fitted out, or used principally for residential purposes and is not principally used for active navigation. Multiple unit residential houseboats require Conditional Use Permits in the Houseboat Zoning District, and may not exceed three units.

Household: A single individual, doing his own cooking, and living upon the premises as a separate housekeeping unit, or a collective body of persons, with a legally responsible head of household, doing their own cooking and living together upon the premises as a separate housekeeping unit as distinguished from a group occupying a boarding house, lodging house, club, fraternity, sorority or hotel.

Householder: The head of a household.

Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development Department of the State of California (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Authority: A housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing. In Sausalito, the housing authority is the Housing Authority of Marin County (or Marin Housing).

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing elements must be updated every five years.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See “Dwelling Unit,” “Family,” and “Household.”)

Impact: The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Implementation: Actions, procedures, programs, or techniques that carry out policies.

Improvement: The addition of one or more structures or utilities on a parcel of land.

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

In Lieu Fee: Cash payments that may be required of an owner or developer as a substitute for a dedication of land or construction of below-market-rate housing, and referred to as in lieu fees or in lieu contributions.

Institutional Use: (1) Publicly or privately owned and operated activities that are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religious organizations; and (3) other nonprofit activities of a welfare, educational, or philanthropic nature that cannot be considered a residential, commercial, or industrial activity.

Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Land Use Regulation: A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Liveaboard: A navigable vessel, regulated by Sausalito Zoning Ordinance Section 10.44.170, with liveaboard residential occupant(s).

Lot or Parcel: A portion of land shown as a unit on a recorded subdivision map or an approved minor subdivision map, parcel map or otherwise existing as of record with the Office of the Recorder of the County of Marin.

Low-income Household: A household earning less than 80% of the Marin County median income based on information provided by the United States Department of Housing and Urban Development.

Manufactured Housing: Residential structures that are constructed entirely in the factory, and that since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See “Mobile Home” and “Modular Unit.”)

Marina: A marina is a dock or basin with moorings and supplies for yachts and small boats. A marina does not handle large passenger ships or cargo from freighters. There are eight marinas in Sausalito with over 1,500 vessels where several hundred boat owners reside on their boats as permanent “liveaboard” housing.

Ministerial (Administrative) Decision: An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Minor Use Permit: Minor Use Permits provide for review of discretionary land uses that generally meet the purposes of the applicable district but which require special consideration in their design or operation to ensure compatibility with surrounding uses.

Mitigate, v : To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mitigation Measure: The California Environmental Quality Act requires that when an adverse environmental impact or potential impact is identified, measures must be proposed that will eliminate, avoid, rectify, compensate for or reduce those environmental effects.

Mixed-use: The combination of various uses, such as office, commercial, institutional, and residential, in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties. In Sausalito, residential uses are permitted on the floors above ground level in Commercial Zoning Districts. However, no residential use is permitted in the CN-2 Zoning District.

Mobile Homes: A manufactured housing structure transportable in one or more sections, designed and equipped to contain not more than two dwelling units to be used with or without a foundation system. Sausalito’s Zoning Ordinance Section 10.44.060 has specific use requirements applicable to mobile homes.

Moderate-income Household: A household earning 80% to 120% of the Marin County median income based on information provided by the United States Department of Housing and Urban Development.

Mortgage Credit Certificate: Under a County-operated program, gives a first-time homebuyer a federal income tax credit of up to 20 percent of the mortgage interest paid on the first mortgage loan, for each year the buyer keeps the same mortgage loan and lives in the same house. Maximum initial household income limits and maximum initial home purchase prices apply and are adjusted annually. The Mortgage Credit Certificate (MCC) program administered by *Marin Housing* provides qualified first time homebuyers with a federal income tax credit of up to 15% of the annual interest paid on the homebuyer’s mortgage.

Multifamily Building: A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Municipal Code: The Municipal Code of the City of Sausalito, including Title 10, the Zoning Ordinance.

Need: A condition requiring supply or relief. The City or County may act upon findings of need within or on behalf of the community.

Non-conforming Use: A use of land that was lawfully established, but that is no longer identified as an allowable use by the Sausalito Zoning Ordinance, and which does not conform to the regulation for the zoning district in which it is located.

Notice (of Hearing): A legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency.

Objective: A specific statement of desired future condition toward which the City or County will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the “objectives,” principles, standards, and proposals of the general plan. “The addition of 100 units of affordable housing by 2005” is an example of an objective.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overlay: A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Pacific Gas and Electric Company (PG&E): is the utility that provides natural gas and electricity to most of the northern two-thirds of California, from Bakersfield almost to the Oregon border.

Parcel: see “Lot”.

Parking, Shared: A public or private parking area used jointly by two or more uses.

Planned Community: A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association. In Sausalito, planned communities are regulated by the Planned Residential (PR) Zoning District.

Planning Area: The Planning Area is the land area addressed by the General Plan (and hence, by the Housing element). For a city, the Planning Area boundary typically coincides with the Sphere of Influence that encompasses land both within the City Limits and potentially annexable land.

Planning Commission: A commission appointed by the city council or board of supervisors to consider land use planning matters. The commission's duties and powers are established by the local legislative body and might include hearing proposals to amend the general plan or rezone land, initiating planning studies (road alignments, identification of seismic hazards, etc.), and taking action on proposed subdivisions.

Policy: A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See “Action Statement.”)

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Preserve, v: To keep safe from destruction or decay; to maintain or keep intact. (See “Maintain.”)

Principle: An assumption, fundamental rule, or doctrine that will guide general plan policies, proposals, standards, and implementation measures. The State Government Code (Section 65302) requires that general plans spell out the objectives, “principles,” standards, and proposals of the general plan. “Adjacent land uses should be compatible with one another” is an example of a principle.

Protect, v: To maintain and preserve beneficial uses in their present condition as nearly as possible. (See “Enhance.”)

Quarters: Quarters generally refer to housing for living in, i.e. living quarters. Group quarters refer to residential living arrangements, other than the usual house, apartment, or mobile home, in which two or more unrelated persons share living quarters and cooking facilities. Institutional group quarters include nursing homes, orphanages, and prisons. Non-institutional group quarters include dormitories, shelters, and large boarding houses.

Recognize, v: To officially (or by official action) identify or perceive a given situation.

Redevelop, v: To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Redevelopment Agency: A local agency created under California Redevelopment Law, or a local legislative body that has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency’s plans must be compatible with the adopted community general plan, including the housing element. Also sometimes known as a Community Redevelopment Agency.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Allocation (RNHA): A quantification by a Council of Government or by the Housing and Community Development Department of the State of California, of existing and projected housing need, by household income group, for all localities within a region. The Council

of Government in the Bay Area is the Association of Bay Area Governments (ABAG), which determines the regional housing needs allocation pertaining to Sausalito.

Regulation: A rule or order prescribed for managing government.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential: Land designated in the City or County General Plan and zoning code for buildings consisting only of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

Residential Accessory Uses: In Sausalito, residential accessory uses includes any use that is customarily part of, and clearly incidental and secondary to, a residence and does not change the character of the residential use. Such uses include accessory structures such as swimming pools, spas and hot tubs, workshops, studios, greenhouses, garages, solar panels, propane tanks, and similar equipment. Residential accessory uses include home receiving antennae for

Residential Care Homes: Facilities providing residential social and personal care for children, the elderly, and people with some limits on their ability for self-care, but where medical care is not a major element. Residential care homes include: children’s homes, halfway houses, orphanages, rehabilitation centers, self-help group homes.

Residential, Multifamily: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family: A single dwelling unit on a building site.

Restrict, v: To check, bound, or decrease the range, scope, or incidence of a particular condition.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Mortgage Program: The lending by a public or private agency of a portion of a required down payment to a developer or first-time homebuyer, usually with restrictions requiring that the units assisted through the program remain affordable to very low- and low-income households.

Secondary Dwellings: (see Accessory Dwelling Units)

Section 8 Rental Assistance Program: A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30 percent of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Senior Housing Projects: Multi-family residential projects where occupancy is limited to people of 55 years or older (except in the case of double occupancy of a unit where only one resident need be 55 or older) and no persons under 18 years of age are permitted as residents. Senior housing projects include Senior Independent Living Centers (referred to as SILCs) and senior apartments, as follows:

- **Senior Independent Living Centers (SILCs).** A senior housing project that consists of, but is not limited to, individual apartment units, community dining centers, and common recreation areas. The facilities must be physically accessible to elderly citizens, and the project is intended to provide a comfortable standard of living for its residents.
- **Senior Apartments.** A senior housing project designed to meet the needs of citizens of 55 years of age or older. The dwelling units are independent and self-contained, and easily accessible to elderly citizens.

Senior housing projects in the Senior Housing overlay district in Sausalito are typically allowed a density bonus of 33% over the density allowed by the base zoning district, pursuant to Section 10.44.120 of the Zoning Ordinance.

Setback: An area on a lot where no buildings, structures, or additions may be located, and which thereby becomes a yard area.

Shared Living: The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Single Room Occupancy (SRO): A single room, typically 80 - 250 square feet, with a sink and closet, but that requires the occupant to share a communal bathroom, shower, and kitchen.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Specific Plan: A plan addressing land use distribution, open space availability, infrastructure, and infrastructure financing for a portion of the community. Specific plans put the provisions of the local general plan into action.

Sphere of Influence: The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission of the County.

Standards: (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. For example, the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning code that govern building and development as distinguished from use restrictions—for

example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Street: Right-of-way, easement, or prescriptive right-of-way dedicated to, and under the authority of, the City of Sausalito; a state highway; a private road, easement, or prescriptive right-of-way; and which is customarily used for automobile travel and for providing vehicular access to abutting property.

Structure: Anything constructed or erected on the ground, the use of which requires attachment to the ground, or over 120 square feet in area or over six feet in height, or any structure that requires a building permit, including any building, but not including fences or walls six feet or less in height, or concrete flat work such as driveways, patios, or planters less than 12 inches in height. Includes permanent tents.

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code. The **Subdivision Map Act** is Division 2 (Sections 66410 et seq.) of the California Government code, which vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substantial: Considerable in importance, value, degree, or amount.

Tax Credit: A dollar amount that may be subtracted from the amount of taxes owed.

Transitional Housing: Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Urban Services: Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Use: The purpose for which land or a structure is arranged, designed, or intended, or for which either land or a structure is or may be occupied or maintained. A conditional use is a land use that is identified as allowed, subject to minor use or conditional use permit approval in a particular

zoning district. A non-conforming use refers to the use of land that was lawfully established, but that is no longer identified as an allowable use by the Sausalito Zoning Ordinance, and which does not conform to the regulation for the zoning district in which it is located.

Use Permit: The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Vacant: Lands or buildings that are not actively used for any purpose.

Very Low-income Household: A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 Housing Program. (See “Area.”)

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning Ordinance: Regulations adopted by a local jurisdiction which govern the use and development of land within the jurisdiction's boundaries.

Zoning District: A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

Zoning, Incentive: The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits—such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level—are included in a project. (Also see “Density Bonus”.)

Zoning, Inclusionary: Regulations that increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

Zoning Map: The map adopted by the City Council of Sausalito as part of the Zoning Ordinance which identifies the zoning districts within the City.

IMPORTANT NOTES:

Please see Chapter III and Appendix C for a detailed explanation on the purpose of this site inventory, and the calculation methodology. The visual condition of existing buildings was assessed through field verification on November 3, 2011 November 8, 2011 and December 14, 2011. The scale for visual condition ranges from poor – fair – satisfactory – good – excellent. Poor refers to buildings that are blighted and uninhabitable. Fair and satisfactory refer to buildings that have a declining external appearance to varying degrees, such as peeling paint or decaying wood panels. Good and excellent refer to buildings with a well-maintained and/or newer external appearance, to varying degrees.

#	APN	Status	Zoning	Category	General Plan Land Use	Max Density (du/sf)	Address	Parcel Size	Development Assessment	Visual Condition	Ave. Slope	Existing (Resid) Units	Age of Existing Bldg	Total Units possible based on max density	Resulting Density	Income Category	Actual additional units after Visual Checks
#1	064-135-24	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	BRIDGEWAY AND OLIVE	6,000	Combined parcels (single-ownership) straddled by L-shaped three-story office building with tuck under parking. Older structure built in 1975 without apparent exterior upgrades. Building appears to look like former apartments, making conversion back into apartments fairly efficient. Parcel may be subject to VMU* requirements.	Building is in good condition, although older (1975) without the upgrades necessary to command market rents.	13.6	0	1975	8	29.0	Very Low/Low	8
#2	064-135-28	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	2015 BRIDGEWAY	6,000			10.0	0	NA				
#3	064-141-05	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	1901 BRIDGEWAY	6,000	Combined parcels (single ownership) developed with 1966 commercial strip center and surface parking lot. Tenants include 7-Eleven, coin laundry, and Integrated Fitness. Structure in satisfactory condition with assessed value under \$150,000. Parcel may be subject to VMU* requirements.	Buildings in satisfactory condition.	7.3	0	1966	8	29.0	Very Low/Low	8
#4	064-141-06	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	510 EASTERBY ST	6,000			8.2	0	1966				
#5	064-135-26	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	2005 BRIDGEWAY	3,000	One story building tenanted by FLO De-stressing wellness center. The roof space could be reconfigured to accommodate a residential unit above the shop space. Parcel may be subject to VMU* requirements.	Building is in good condition.	4.0	0	1920	2	14.5	Moderate	1
#6	064-135-29	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	2007 BRIDGEWAY	6,000	A one-story restaurant with a partial two-story portion used for office, with parking access from the back. As the parcel is unlikely to have underutilized FAR, the office space on the second floor could be converted to a residential unit. There is adequate parking on the lot. Parcel may be subject to VMU* requirements.	Building is in good condition.	12.6	0	1950	2	14.5	Moderate	1
#7	064-141-01	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	1919 BRIDGEWAY	3,000	This is a one-story building tenanted by Hair Solutions. The building can have an additional floor for residential use. Parcel may be subject to VMU* requirements.	Building is in good condition.	4.4	0	1931	2	14.5	Moderate	1
#8	065-238-25	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	203 SECOND ST	3,300	One story building tenanted by Carousel Laundry & Cleaners. More than two-thirds of the property is vacant, and additional floors could be added to the building to accommodate residential units. Parcel may be subject to VMU* requirements.	Building is in good condition.	13.5	0	1923	1	13.2	Moderate	1
#9	065-238-41	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	217 SECOND ST	9,526	This site has infill potential. There is an existing 2-story building surrounded by parking space, with a Frank Howard Allen office on the ground floor. There are also two existing units at the back and on the upper floor, and therefore only one more unit can be counted. Under existing zoning, additional buildings up to 3 stories could be built adjoining the current building, with space reserved for parking either at the back or on the side. Parcel may be subject to VMU* requirements.	Building is in good condition.	14.5	2	1909	3	13.7	Moderate	1

Technical Appendix G - Vacant and Underutilized Site Inventory Chart

#	APN	Status	Zoning	Category	General Plan Land Use	Max Density (du/sf)	Address	Parcel Size	Development Assessment	Visual Condition	Ave. Slope	Existing (Resid) Units	Age of Existing Bldg	Total Units possible based on max density	Resulting Density	Income Category	Actual additional units after Visual Checks
#10	065-267-37	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	107 SECOND ST	9,900	One story office building with medical office tenants including Soluna Health, and surface parking. To add residential units under existing zoning, both buildings could be reconfigured and a new structure up to three stories would be built, with ground-floor commercial and upper floor residential. As an example, the building next door has parking spaces and commercial on the ground floor partially sunk into the site. This site has known view impact issues. Parcel may be subject to VMU* requirements.	Buildings are in satisfactory condition.	10.1	0	1967	4	17.6	Moderate	4
#11	064-166-04	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	302 CALEDONIA ST	8,625	Offices with a parking lot taking up about one-third of the lot. There are 6 suites and 4 suites are currently empty. These suites could be converted into apartments, or a new building with first-floor parking could be built on the same lot to add units. Parcel may be subject to VMU* requirements.	Building is in excellent condition.	0.0	0	1981	5	25.3	Moderate	4
#12	064-167-27	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	333 CALEDONIA ST	12,000	2 warehouses on site tenanted by Studio 333. Both warehouses could be reconfigured to make way for a new three-story building with parking on the ground floor. If warehouses are not reconfigured, a new building with less units could still be erected on the Litho St side of the lot. Parcel may be subject to VMU* requirements.	Buildings are in satisfactory condition.	11.5	0	1946	8	29.0	Very Low/Low	8
#13	065-052-03	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	209 CALEDONIA ST	3,000	Both floors currently have a commercial use. The upper floor could be converted to a residential apartment. There is adequate street parking. Parcel may be subject to VMU* requirements.	Building is in excellent condition.	4.4	0	1894	2	29.0	Moderate	2
#14	065-052-23	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	201 CALEDONIA ST	4,200	Existing two-story building on the lot, with Tyray Jewelers and a fine framing shop on the ground floor. More than half of the lot is currently garden space. One more building could be added to create another unit. Parcel may be subject to VMU* requirements.	Building is in satisfactory condition.	3.1	1	1912	2	20.7	Moderate	1
#15	065-053-05	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	326 PINE ST	3,185	Both floors currently have a commercial use. The upper floor could be converted to a residential apartment. There is adequate parking at the back of the lot. Parcel may be subject to VMU* requirements.	Building is in good condition.	3.8	0	1920	2	27.4	Moderate	2
#16	065-055-02	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	1103 BRIDGEWAY	4,320	Two parcels under single ownership. Currently developed as a small independent Bridgeway Gas station, meaning it could be a brownfield and could require clean-up. The site is entirely flat and could easily support redevelopment. Parcel may be subject to VMU* requirements.	Building is in good condition.	0.0	0					
#17	065-055-03	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	JOHNSON ST	6,000			3.4	0	1958	6	25.3	Very Low/Low	6
#18	065-055-06	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	42 CALEDONIA ST	4,000	The site has a one story building with ground floor retail, and has potential for 2 residential units to be built on top. Adding residential floors would be in keeping with the current street character. Parking for the new unit would require coordination with an adjacent property. Parcel may be subject to VMU* requirements.	Building is in good condition.	2.5	0	1925	2	21.8	Moderate	2
#19	065-056-02	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	41 CALEDONIA ST	3,500	1-story building tenanted by Plate Shop restaurant. There is potential for more units to be built on top of existing buildings or at the back of the property. Parking for the new unit would require coordination with adjacent property. Parcel may be subject to VMU* requirements.	Building is in good condition.	2.9	1	1927	2	24.9	Moderate	1
#20	064-274-03	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	5,700	Vacant triangular lot.	Site is currently vacant.	25.3	0	NA	1	7.6	Above Moderate	1
#21	064-276-23	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	3 WOLFBACK RIDGE ROAD	29,947	Vacant site. On Approved list for new Single Family Development, no Building Permit issued yet.	Site is currently vacant.	41.0	0	NA	1	1.5	Above Moderate	1
#22	200-240-10	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK TERRACE ROAD	20,273	Vacant site.	Site is currently vacant.	61.7	0	NA	1	2.1	Above Moderate	1
#23	200-240-23	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK TERRACE ROAD	9,851	Vacant site.	Site is currently vacant.	54.6	0	NA	1	4.4	Above Moderate	1
#24	200-310-01	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	13,407	Vacant site.	Site is currently vacant.	35.4	0	NA	1	3.2	Above Moderate	1

51 units
Mixed Use

Technical Appendix G - Vacant and Underutilized Site Inventory Chart

#	APN	Status	Zoning	Category	General Plan Land Use	Max Density (du/sf)	Address	Parcel Size	Development Assessment	Visual Condition	Ave. Slope	Existing (Resid) Units	Age of Existing Bldg	Total Units possible based on max density	Resulting Density	Income Category	Actual additional units after Visual Checks
#25	200-310-03	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	7,643	Vacant site.	Site is currently vacant.	16.9	0	NA	1	5.7	Above Moderate	1
#26	200-310-04	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	6,610	Vacant site.	Site is currently vacant.	36.1	0	NA	1	6.6	Above Moderate	1
#27	200-310-05	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	30,032	Vacant site.	Site is currently vacant.	39.0	0	NA	1	1.5	Above Moderate	1
#28	200-310-06	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	29,166	Vacant site.	Site is currently vacant.	46.6	0	NA	1	1.5	Above Moderate	1
#29	200-310-08	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	24,287	Vacant site.	Site is currently vacant.	52.4	0	NA	1	1.8	Above Moderate	1
#30	200-310-09	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	17,874	Vacant site.	Site is currently vacant.	49.5	0	NA	1	2.4	Above Moderate	1
#31	200-310-12	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	CLOUDVIEW TRAIL	33,792	Vacant site.	Site is currently vacant.	59.6	0	NA	1	1.3	Above Moderate	1
#32	200-310-16	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	14,469	Vacant site.	Site is currently vacant.	41.7	0	NA	1	3.0	Above Moderate	1
#33	064-242-10	Vacant	R-1-8	Residential	Low Density Residential	1 unit/parcel	GEORGE LANE	9,546	Vacant site.	Site is currently vacant.	36.8	0	NA	1	4.6	Above Moderate	1
#34	064-204-03	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/parcel	PLATT AVE	6,624	Vacant site.	Site is currently vacant.	54.4	0	NA	1	6.6	Above Moderate	1
#35	064-204-35	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/parcel	CAZNEAU AVE	5,969	Vacant site on a slope.	Site is currently vacant.	57.4	0	NA	1	7.3	Above Moderate	1
#36	064-213-22	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/parcel	CAZNEAU AVE	5,406	Vacant site on a slope.	Site is currently vacant.	71.2	0	NA	1	8.1	Above Moderate	1
#37	064-243-22	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/parcel	GEORGE LANE	5,058	Vacant site.	Site is currently vacant.	56.4	0	NA	1	8.6	Above Moderate	1
#38	065-222-05	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/parcel	105 CRESCENT AVE	5,040	Was approved by the City in 2011 for a new single-family residence, but no Building Permit has been applied for yet.	Site is currently vacant.	40.0	0	1961	1	8.6	Above Moderate	1
#39	064-062-14	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	175 TOMALES ST	6,000	One house on corner lot with space in backyard. Adequate driveway space for parking and street parking.	Building is in good condition.	16.5	1	1931	2	14.5	Moderate	1
#40	064-062-15	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	163 TOMALES ST	6,000	Has space at the back for another unit.	Building is in good condition.	15.4	1	1915	2	14.5	Moderate	1
#41	064-062-19	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	TOMALES STREET	3,000	Has a small road running through it to neighboring house. This site is owned by the City of Sausalito.	Site is currently vacant. There appears to be a garden currently on the site.	19.0	0	NA	2	29.0	Moderate	2
#42	064-131-07	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	OLIVE STREET	5,240	Site is currently vacant and has development potential.	Site is currently vacant.	22.0	0	NA	2	16.6	Moderate	2
#43	064-135-03	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	510 SPRING ST	6,000	Garage in front and house at the back, has potential for another building to be placed in the middle of the site.	Garage and house are in fair condition.	11.4	1	1914	2	14.5	Moderate	1
#44	064-135-06	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	522 SPRING ST	3,000	This is a substandard lot. There is potential for an additional building to be built behind the existing building. There is adequate street parking.	Building is in good condition.	14.4	1	1930	2	29.0	Moderate	1

19 units
R-1

Technical Appendix G - Vacant and Underutilized Site Inventory Chart

APN	Status	Zoning	Category	General Plan Land Use	Max Density (du/sf)	Address	Parcel Size	Development Assessment	Visual Condition	Ave. Slope	Existing (Resid) Units	Age of Existing Bldg	Total Units possible based on max density	Resulting Density	Income Category	Actual additional units after Visual Checks
#45	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	2 du/ 2,500 sf	511 OLIVE STREET	6,000	There is currently one unit on the site and an additional house or ADU may be built behind the existing building.	Building is in satisfactory condition.	17.8	1	1914	2	14.5	Moderate	1
#46	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	155 WOODWARD AVE	8,220	This site has a single two-story house in good condition with an undeveloped backyard.	Building is in good condition.	17.9	1	1945	3	15.9	Moderate	2
#47	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	107 PEARL ST	3,500	This is a substandard lot. There is potential for an additional building to be built behind the existing building for a second unit on the lot. Street parking is adequate, or parking in the driveway is possible.	Building is in good condition.	14.6	1	1930	2	24.9	Moderate	1
#48	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	254 WOODWARD AVE	6,240	Only one house on the property, large yard space. An additional unit is possible. Street parking is available, or the driveway could be expanded.	Building is in excellent condition.	33.9	1	0	2	14.0	Moderate	1
#49	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	530 EASTERBY ST	3,000	This is a substandard lot. There is potential for an additional building or extension to be built behind the existing building.	Building is in excellent condition.	8.0	1	1991	2	29.0	Moderate	1
#50	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	523 SPRING ST	22,592	There are 4 houses on Spring St (5 units), 1 house on Pearl St (1 unit), and parking spaces on Pearl St for the Spring St houses. The site is large and can support reconfiguration to add an additional building or two for a total of three additional units.	Buildings are in good condition.	9.5	6	0	9	17.4	Moderate	3
#51	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	511 SPRING ST	6,000	Currently empty yard and parking garage only.	Garage is in satisfactory condition.	9.9	0	0	2	14.5	Moderate	2
#52	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	518 EASTERBY ST	3,000	This is a substandard lot. There is potential for an additional building or extension to be built behind the existing building.	Building is in excellent condition.	14.2	1	1955	2	29.0	Moderate	1
#53	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	EASTERBY ST	5,000	The site is vacant and has direct road access.	Site is currently vacant.	19.0	0	NA	2	17.4	Moderate	2
#54	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	515 EASTERBY ST	5,460	May have some room for a smaller ADU behind the existing building.	Building is in good condition.	15.9	1	1920	2	16.0	Moderate	1
#55	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	BONITA STREET	6,491	There is an easement with stairs going lengthwise through the site. The remaining area is able to support 2 units on the site.	Site is currently vacant.	29.0	0	NA	2	13.4	Moderate	2
#56	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	417 BONITA ST	8,640	Single house plus terraced decks at the back. There is space for two more units at the back.	Building is in good condition.	30.1	1	1943	3	15.1	Moderate	2
#57	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	21 GORDON ST	12,675	Single house plus terraced gardens up the slope at the back. Additional units could be created in the terraced areas.	Building is in excellent condition.	35.6	1	1951	5	17.2	Moderate	4
#58	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	812 SPRING ST	6,048	Has space at the back for another unit.	Building is in good condition.	27.8	1	1920	2	14.4	Moderate	1

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#59	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	38 GORDON ST	9,600	Single-story house with a lawn. This lot could support another small structure, or have another story added. Part of the site is an easement for driveway access.	Building is in excellent condition.	16.9	1	1960	3	13.6	Moderate	2
#60	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	141 WOODWARD AVE	5916	Another building could be built adjacent to the existing 1-story unit, or another floor could be added to the unit. Adequate street parking.	Building is in good condition.	12.4	1	1954	2	14.7	Moderate	1
#61	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	35 MARIE ST	4,056	This is a substandard lot. This property has some room for an additional building at the back of the site. Additional parking spaces on site are also possible.	Building is in fair condition.	14.2	1	1969	2	21.5	Moderate	1
#62	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	20 BUCHANAN DR	6,000	The existing 1-story building could be reconfigured for 2 units.	The existing building is in fair condition.	7.9	1	1956	2	14.5	Moderate	1
#63	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	11 TOMALES ST	6,000	There is potential for an additional building to be built behind or in front of the existing building. It is also possible that the existing building could be reconfigured and a new house with two units built in its place.	The existing building is in fair condition.	8.8	1	1955	2	14.5	Moderate	1
#64	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	211 WEST ST	3,600	This is a substandard lot. This building appears to be vacant and is in a dilapidated condition. Considered to have zero existing units.	Building is in a poor condition.	26.7	0	1941	2	24.2	Moderate	2
#65	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	209 FOURTH ST	3,300	This is a substandard lot. This building appears to be vacant and is in a dilapidated condition. Considered to have zero existing units.	Building is in a poor condition.	19.9	0	1930	2	26.4	Moderate	2
#66	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	37-39 CRESCENT AVE	8,512	Was approved by City in 2009 for 2 new detached residences, but no Building Permit has been issued yet as of 2011.	Site is currently vacant.	71.0	0		3	15.4	Moderate	2
#67	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	MAIN STREET THROUGH TO CRESCENT AVE	5,330	Site is currently vacant and has development potential.	Site is currently vacant.	28.0	0	NA	2	16.3	Moderate	2
#68	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	107 FOURTH ST	3,300	This is a substandard lot. There is potential for an additional building to be built between the existing building and the garage.	The garage is in satisfactory condition and the house is in good condition.	9.1	1	1957	2	26.4	Moderate	1
#69	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	110 FOURTH ST	5,500	This lot has a one story building. There is space at the back for another building, or an additional floor may be built, or the existing building could be reconfigured for two units.	Building is in satisfactory condition.	31.6	1	1952	2	15.8	Moderate	1
#70	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	115 SOUTH STREET	6,000	On Approved List for a new Duplex/Condo, No Building Permit issued yet.	Site is currently vacant.	54.0	0		2	14.5	Moderate	2
#71	Vacant	R-3	Residential	High Density Residential	1 du/ 1,500 sf	1757 BRIDGEWAY	17,932	The existing buildings on the site are blighted and therefore the site may be considered vacant (per HCD direction).	Current buildings blighted, therefore site considered vacant.	22.0	0	NA	11	26.7	Very Low/Low	11
#72	Underutilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	1733 BRIDGEWAY	7,470	Has a house on the lot, three units currently on the site. Has roadway access. An additional unit could be built in front over the current parking spaces.	Building is in satisfactory condition.	32.4	3	0	4	23.3	Moderate	1
#73	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	412 NAPA ST	10,000	The existing building on this site is near the rear end of the site. Additional buildings can be built on the undeveloped portion near the front and middle of the site.	Building is in good condition.	32.0	1	1950	6	26.1	Moderate	5
#74	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	408 LOCUST ST	3,000	There is potential for an additional building to be built behind the existing building.	Building is in excellent condition.	21.4	1	1951	2	29.0	Moderate	1

50 units
R-2-2.5

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#75	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	411 LITHO ST	6,000	Single house plus lawn at the back. There is existing access to the backpart of the lot.	Existing building is in good condition.	14.3	2	1963	4	29.0	Moderate	2
#76	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	419 LOCUST ST	8,053	There are 3 meters and 3 mailboxes on this property.	Buildings are in fair condition.	13.8	3	NA	5	27.0	Moderate	2
#77	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	416 JOHNSON ST	6,000	One story building in front and 2 stories at the back, with driveway and backyard. A new building could be built at the back for 2 units, and include parking spaces for existing units. Next door is a good example of infill at the rear of the lot (420, 422 Johnson St)	Building is in good condition.	9.8	2	0	4	29.0	Moderate	2
#78	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	925 BRIDGEWAY	8,050	There is one building on the lot with three existing units. The undeveloped portion of the lot is in front of the existing building.	Building is in fair condition.	35.1	3	1922	5	27.1	Moderate	2
#79	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	911 BRIDGEWAY	8,000	This site appears to have four existing units and therefore has potential for only one more unit under the maximum density allowed.	Building is in fair condition.	34.5	4	1925	5	27.2	Moderate	1
#80	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	30 EXCELSIOR LN	11,000	This site has a five unit apartment building on the lot. There is space for two units to be built in a single building, with a carport on the ground floor.	Building is in good condition.	21.7	5	1955	7	27.7	Moderate	2
#81	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	10 READE LN	7,980	There are 4 meters for the property, indicating that there are 4 units. Only one more unit can be added under the maximum density. Part of the lot is underutilized, and access or parking for the additional unit is not possible.	Building is in good condition.	20.3	4	0	5	27.3	Moderate	1
#82	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	303 SECOND ST	3,300	There is potential for an additional building to be built behind the existing building for a second unit on the lot.	Building is in good condition.	25.9	1	1926	2	26.4	Moderate	1
#83	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	214 THIRD ST	7,500	Combined with a strip of land at the back of this lot, which is under the same owner, this lot would add up to a 8,250 sf lot. Half of the lot is currently used for parking only and can be built on to add two units.	Existing building is in good condition.	13.0	3	1970	5	29.0	Moderate	2
#84	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	210 RICHARDSON ST	4,800	The back of the lot is not easily visible from the street, however Google Earth aerials show that more than half the lot is a vacant backyard. It is possible to put another structure on the back of the lot.	Building is in excellent condition.	20.3	1	1965	3	27.2	Moderate	2
#85	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	214 RICHARDSON ST	3,840	There is potential for an additional building to be built closer to Richardson St where the garden currently is. There is adequate space on the site for parking.	Building is in excellent condition.	24.3	1	1986	2	22.7	Moderate	1
#86	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	104 THIRD ST	6,573	Two single-story buildings on property with a backyard. Constructing new units with more stories would be in keeping with the street character.	Building is in good condition.	9.2	2	0	4	26.5	Moderate	2
#87	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	330 Ebbtide	32,477	Site contains two small houses (currently used as rentals), a 525 sf cottage and a dilapidated garage. Street frontage on both Bridgeway and Ebbtide, beneficial for site access. Adjacent 7,700	Buildings are in fair condition, garage in poor condition.	40.8	2	1900 (not w/in City Historic Dist. or on local State or	21	28.1	Very Low/Low	21

Total Units 179

units R-3