

Date: July 20, 2022
To: Housing Element Advisory Committee
From: Beth Thompson and Perry Banner, De Novo Planning Group
Subject: HEAC Meeting #8: Schedule and Status, HEAC Draft Housing Element

1. Schedule and Status

Schedule

An updated schedule for the 6th Cycle Housing Element Update is provided as **Attachment A**. Several changes have been made to the schedule to provide time for City Council input on the Draft Opportunity Sites and to provide one additional HEAC meeting in order for the HEAC to review the Draft Housing Element over the course of two meetings. It is requested that the HEAC schedule a special meeting in order to provide comments on the HEAC Review Draft Housing Element in time to allow for the City staff and consultant team to make revisions to the document and release the Public Review Draft Housing Element in August.

HEAC Roadmap and Requested Output

Table 1 summarizes the remaining HEAC meetings and requested output.

Table 1: HEAC Meetings Roadmap – Requested Output and Integration of HEAC Output into the 6th Cycle Housing Element Update

Meeting	HEAC Requested Output	How Will HEAC Output Be Used?
HEAC #8 & #9 - HEAC Draft Housing Element (Note: the review of the Draft Housing Element will occur over two meetings to give the HEAC a better opportunity to review the full document and consider fair housing and other issues in the context of the complete element)	Feedback on HEAC Draft Housing Element that will be incorporated into the Public Review Draft Housing Element.	<ul style="list-style-type: none"> Revise the Draft Housing Element to address HEAC comments; the revised Public Review Draft Housing Element will then be published for a 30-day public review period Identify date for Meeting #9
HEAC #10 - Review Public Comments on Draft Housing Element	Feedback regarding proposed revisions to Draft Housing Element to address public comments.	<ul style="list-style-type: none"> Revise the Draft Housing Element to address public comments; the HCD Review Draft Housing Element will then be published for a 90-day review period by the California Department of Housing and Community Development (HCD)

2. HEAC Draft Housing Element

Background

In 2021, the City began the 6th Cycle Housing Element Update process. In October 2021, the HEAC held its first meeting on the Housing Element Update, receiving an overview of the requirements of State law and the Housing Element Update process. Since that time, the HEAC has met an

additional six times to discuss community outreach efforts, selection of potential sites to accommodate residential development, and fair housing issues. All HEAC meetings have been open to the public and recorded for the reference of all interested parties. HEAC meetings provide the public opportunities to learn about the Housing Element update process and to give their input and feedback.

Primary Components of the 6th Cycle Housing Element

Sausalito's HEAC Draft Housing Element includes two primary parts (Housing Plan and Background Report) and seven appendices that cover the topics required by State law. The HEAC Draft Housing Element is organized as follows:

Housing Plan

The Housing Plan establishes the goals, policies, and programs to be carried out during the 2023-2031 planning period to address Sausalito's identified housing needs. This is the actionable portion of the Housing Element that will guide Sausalito's housing-related activities throughout the planning period.

Background Report

The Background Report includes six chapters:

- I. **Introduction.** Identifies contents of Housing Element.
- II. **Housing Needs Assessment:** Examine demographic, employment and housing trends and conditions and identify existing and projected housing needs of the community, with attention paid to special housing needs (e.g., large families, persons with disabilities, female-headed households, employee housing, and people of diverse social and economic backgrounds).
- III. **Housing Constraints:** Analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
- IV. **Housing Inventory:** Identifies progress toward the RHNA, addresses projected accessory dwelling units and Senate Bill 9 units, and identifies existing and opportunity sites for housing development or redevelopment to ensure there is adequate land zoned for housing to meet the future need at all income levels.
- V. **Affirmatively Furthering Fair Housing:** Addresses the City's community engagement efforts, which included extensive outreach to encourage input from, and representing, all economic segments of the community, and provides an analysis of existing fair housing and segregation issues and plan to address any identified disparities in housing needs, displacement, or access to opportunity. *Note: The sites analysis in the context of fair housing will be added upon completion of Sausalito's component of the Countywide effort to*

address fair housing issues.

- VI. **Evaluation of the 2015-2023 Housing Element:** Reviews the effectiveness of the prior Housing Element (2015 to 2023) in addressing Sausalito's housing needs and addresses the City's progress in implementing past policies and programs.
- VII. **Other Requirements.** Addresses opportunities for energy conservation, the 6th Cycle Housing Element's consistency with the Sausalito General Plan, and priority water and sewer requirements.

Housing Sites Inventory

The HEAC Draft Housing Element presents the inventory of residential sites, which reflects the City Council-recommended sites for inclusion in the Draft Housing Element and evaluation in the Draft Environmental Impact Report for the Housing Element. It is noted that adjacent sites under common ownership have been combined under a single site number where it is anticipated that the sites would be developed as a unit. It is also noted that some sites are designated as -Backup in Appendix D and are not included in the calculations of sites to accommodate the RHNA in Chapter IV of the Background Report. These -Backup sites are anticipated to be less likely to be developed during the 6th Cycle to the size, configuration, or constraints associated with the parcels but are included to identify additional potential capacity. Appendix D includes spreadsheets identifying the characteristics of individual sites. Appendix E provides a more detailed overview of each site identified for rezoning to accommodate the very low and low income housing need and describes the potential housing types that may be accommodated on the site.

It is noted that Site 100, 66 Marion Avenue was initially included in the Draft Opportunity Sites, then removed as the property owner had not responded to the property owner mailer requesting identification of property owner interest. Subsequently, the property owner responded after the HEAC had made its recommendation and the site was added back to the Draft Opportunity Sites for City Council consideration and the site was incorrectly identified as recommended by the HEAC.

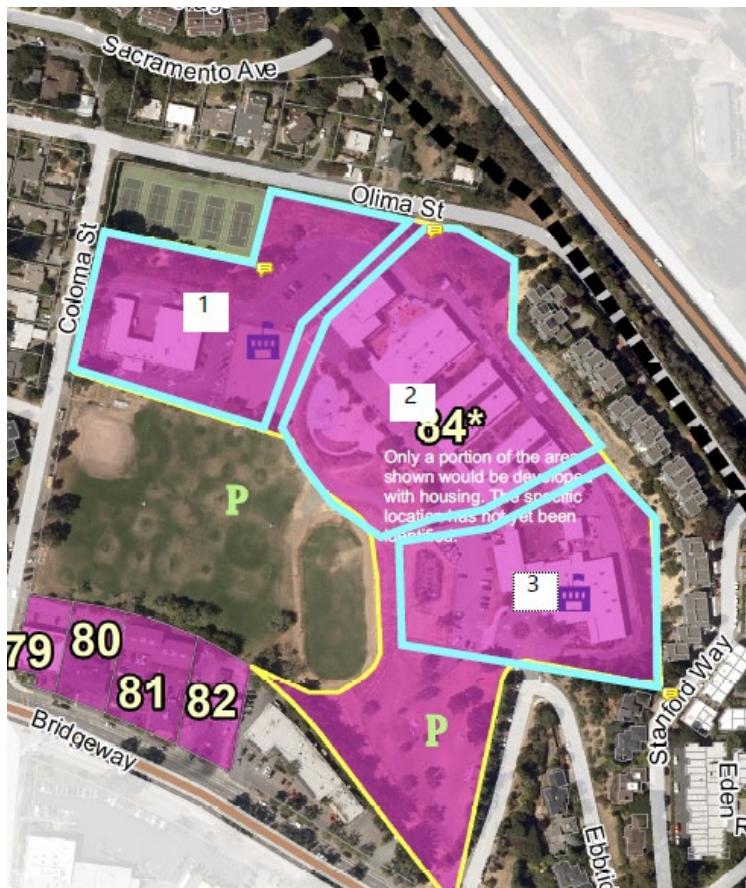
Potential Housing Types and Visualizations for Select Opportunity Sites to be Rezoned

During review of the Draft Opportunity Sites, the community and HEAC members expressed concerns regarding the potential design and configuration of future housing projects. The Housing Element Background Report summarizes housing types and associated characteristics associated with each of the proposed Opportunity Sites Overlay Zones. Examples of these housing types are provided on pages HBR-120 and HBR-121. The Very Low and Low Income Site Description Forms provided in Appendix E identify which of the housing types are anticipated to be accommodated by each of the sites designated to accommodate the Very Low and Low Income RHNA.

To further assist decision-makers and the public with understanding how future development may be design, modeling and visualizations of conceptual housing projects is occurring through the

Objective Design and Development Standards (ODDS) process. The visualizations will be prepared for 8 of the sites identified in Figure 4 and will be provided to the community as an informational item as soon as they are available. The City staff and consultant teams for the Housing Element Update and ODDS have identified the following sites for the modeling and visualization effort:

1. Site 14 – 300 Spencer Ave, City Former Fire Station 2 Site: 26 units
2. Site 31 – Spinnaker Dr/Humboldt Ave, Sausalito Yacht Harbor Parking and Commercial Building (land-based portion): 41 units
3. Site 52 – 420 Litho St, City Hall/Library Parking Lot: 37 units
4. Site 67 – Marin Plaza (vacant site) - 80 units (assume mixed use with about 80% housing)
5. Site 75 – 530 Nevada St, City Corporation Yard - 31 units
6. Site 84 – 610 Coloma St/100 Ebbtide Ave, MLK Park - Area 1 (2.5 acres of site) - 140 units



7. Site 63 – 522 Olive Street: 5 units
8. Site 110: 065-121-07, -08, 09, -18: 12 units

HEAC Output: *The HEAC may comment on any component of the HEAC Draft Housing Element. The HEAC is specifically requested to provide input on the following topics:*

***Housing Plan:** Do the goals, policies, and programs in the Housing Plan adequately address Sausalito's housing needs and priorities? If not, what topics require changes or additional attention?*

***Housing Background Report, Chapter IV – Housing Inventory:** The HEAC is not requested to make significant changes to the Housing Inventory this time as the inventory is undergoing review for the Draft Environmental Impact Report. However, since Site 100 was incorrectly reported to the City Council, should it be kept or removed from the Housing Element?*

***Housing Background Report, Chapter VI – Affirmatively Furthering Fair Housing:** Is there knowledge of fair housing issues or concerns not reflected in Chapter VI?*

***Housing Background Report, Chapter VII – Appropriateness and Effectiveness of the 2015-2023:** Did the City make progress on its 5th Cycle programs that was not reported in Chapter VII? Were there other housing-related actions the City took during the 5th Cycle that should be highlighted?*

Attachments

- A Housing Element Update Schedule
- B HEAC Review Draft - 6th Cycle Housing Element
- C HEAC Review Draft – 6th Cycle Housing Element Appendices